

Certificate issued to:-
Atelier 2 Architects
1a Manestys Lane
Liverpool
L1 3DL

Application No: **04F/1035**
Case No:
Date Issued: **12th July 2004**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995

Location: **53 Stanhope Street, Liverpool, L8**

Proposal: **To erect part five/part six storey dwellinghouse (total height approx 16.5 metres)**

Applicant: **Atelier 2**
1a Manesty's Lane
Liverpool
L1 3DL

Date Received: **15th March 2004**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **8th July 2004** GRANTED planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

Planning Manager

SCHEDULE OF CONDITIONS AND REASONS

1. The development hereby permitted shall be commenced before the expiration of 5 years from the date of this permission.

REASON: As provided for by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall only be constructed wholly in accordance with the submitted application as amended by the revised plans received by the local planning authority on 2nd June 2004.

REASON: For the avoidance of doubt as to the development authorised by this permission.

3. Before any development commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the local planning authority.

REASON: To ensure a satisfactory external appearance.

4. The windows in the side elevation of the stair tower adjacent to the rear yards of Nos. 43-51 Stanhope Street shall be glazed and maintained thereafter in obscure glass to the satisfaction of the local planning authority.

REASON: In the interests of the privacy of the neighbouring property.

5. The provisions of Part 1 and 2 of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development Order) 1995, shall not apply to this development (i.e. planning permission will be required for extensions, alterations to the houses and all means of enclosure).

REASON: The local planning authority would wish to retain control over any new development in the interests of residential amenity.

6. Approval of the following details shall be obtained from the local planning authority and the development shall not commence until all the stated details have been approved in writing, such approved details to be implemented in the development hereby approved:-

- (i) treatment to surfaces not built upon;**
- (ii) boundary treatment;**
- (iii) external doors and gates;**

REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory.

INFORMATIVES

- 1. The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.**

- 2. During the site works the contractor shall pay full regard to the best practicable means available in respect of the control of noise and dust from the site. In addition, no operations which are audible at the site boundary shall be carried out:**
 - (i) outside the hours of 0800 to 1800 weekdays**
 - (ii) outside the hours of 0800 to 1300 Saturdays, and**
 - (iii) at any time on Sundays or Bank Holidays.**

- 3. The applicant is advised that vehicular crossing consent is required for the new vehicular accesses to be created as part of this proposal. The applicant should seek consent from Enterprise Liverpool at the following address, prior to commencement of the development hereby approved;**
Enterprise Liverpool
Newton Road
Old Swan
L13 3HS

- 4. The following policies in the Liverpool Unitary Development Plan are relevant to this decision.**
H5 - New Residential Development
HD18 - General Design Requirements
T12 - Car Parking Provision in New Developments

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NOTES FOR PLANNING DECISION NOTICES

OTHER CONSENTS

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building operations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with the Building Surveying Division. Where a building regulations approval is obtained and this is different from your planning permission, revised drawings must be submitted to the Planning and Building Control Manager.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE OFFICE OF THE DEPUTY PRIME MINISTER

If you are aggrieved by the decision of the city council as local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you can appeal to the Office of the Deputy Prime Minister under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **three months** of the date of issue of this notice (six months if your application was validated before 5 September 2003). Forms can be obtained from the Planning Inspectorate at 315a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0117 372 6372 or e-mail: enquiries@planning-inspectorate.gsi.gov.uk)

The Office of the Deputy Prime Minister can allow a longer period for the giving of a Notice of Appeal, but will not normally be prepared to do this unless there are special circumstances, which excuse the delay.

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact Telewest over the provision of Cable TV infrastructure. Developers are requested to write to the Construction Supervisor, Telewest Business Services, Sovereign House, Sovereign Business Park, off Warrington Road, Wigan, WN1 3AP.

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences. You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.
Failure to comply with the Act may result in civil action being taken against you.