

ENVIRONMENT AND PLANNING

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NOTICE OF DECISION - GRANT OF PLANNING PERMISSION

Mr Jeff Slater
c/o Mr Andrew Page
Bramble Cottage
St Andrews Lane
Congham
Kings Lynn
Norfolk
PE32 1DS

Reference No: 18/00162/F
Application
Registered: 30 January 2018
Parish: Heacham

Details: **First floor extension to dwelling & replacement garage at Washington 46 The South Beach Heacham King's Lynn Norfolk**

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015


Permission is granted for the carrying out of the development referred to above in accordance with the application and plans submitted **subject to compliance with the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plan:
Proposed elevations drawing no 18014-04, proposed plans, block plan & roof plan drawing no 18014-03-2
3. Prior to the commencement of the development hereby approved, a survey specifying the location and nature of asbestos containing materials and an action plan detailing treatment or safe removal and disposal of asbestos containing materials shall be submitted to and approved by the local planning authority. The details in the approved action plan shall be fully implemented and evidence shall be kept and made available for inspection at the local planning authority's request.

The Reasons being:

1. To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of land after remediation.

This also needs to be a pre-commencement condition given the fundamental details linked to asbestos containing materials which need to be planned for at the earliest stage in the development.


Executive Director, Environment and Planning
On behalf of the Council
23 March 2018

1. **Flood Warning Service:**

INFORMATIVE

The development is sited in an area at risk of flooding:

* Occupiers should sign up to the Environment Agency Floodline Warnings Direct (FWD) service (0345 988 1188 or www.gov.uk/flood)

* A flood evacuation plan should be prepared to the satisfaction of the local authority emergency planning department.

* This will include actions to take on receipt of the different warning levels, evacuation procedures (eg isolating services and removing valuables etc) and arrangement for evacuation routes

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

The case officer who dealt with this application was Mr Philip Mansfield, telephone number 01553 616230.