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## DECISION NOTICE

Application No: **19/5836N**

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Particulars of Development

**Ground floor rear extension**

Location

**Nantwich Civic Hall, MARKET STREET, NANTWICH, CW5 5DG**

for **Mr David Thomas, Nantwich Town Council**

In pursuance of its powers under the above Act, the Council hereby GRANTS planning permission for the above development in accordance with the application and accompanying plans submitted by you subject to compliance with the conditions specified hereunder, for the reasons indicated:

1. The development hereby approved shall commence within three years of the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in total accordance with the approved plans titled:

Location Plan

Drg No 1 or 6

Drg No 2 or 6

Drg No 4 or 6

Drg No 5 or 6

Drg No 6 or 6

As well as the information within the application.

Reason: For the avoidance of doubt and to specify the plans to which the permission / consent relates.

3. No development involving the use of any facing materials shall take place until details of all such materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless any variation is agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building/structure is acceptable.

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

**Please Note:** This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of conditions. Please see our Website for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:

- (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
- (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

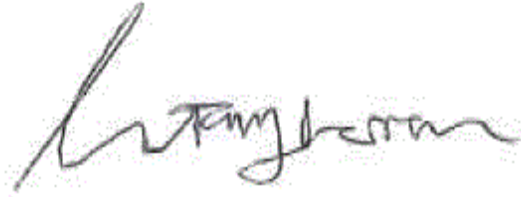
This permission is granted in strict accordance with the approved plans. It should be noted however that:

- (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
- (b) Variation to the approved plans will require the submission of a new planning

application.

Dated: 12<sup>th</sup> March 2020

Signed

A handwritten signature in black ink, appearing to read 'K. Kingham', written in a cursive style.

**Authorised Officer for**  
**Cheshire East Borough Council**