

DECISION NOTICE

Correspondence Address:

Mr Giuliano
Sterling Architecture
1 Yew Tree Cottage
Holt Street
Nonnington
CT15 4LP

**Town and Country Planning Act 1990
The Planning (Listed Buildings and Conservation Areas) Act 1990**

Application Number: 18/01679
Location: The Garth, St Stephens Road, Canterbury, CT2 7HT
Proposal: Details submitted pursuant to conditions 05 (flood storage compensation) and 06 (foul and surface water disposal) of planning permission CA//16/01429/FUL.

Take notice that CANTERBURY CITY COUNCIL, the district planning authority under the Town & Country Planning Act 1990, has **APPROVED** your application.

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with the applicant in a positive and proactive manner to seek solutions to those problems.

NOTES TO APPLICANT:

- 1 This decision specifically relates to the following documents:
 - Section Details Floor Levels received on 13 August 2018;
 - 07 Rev B3 received on 13 August 2018;
 - 08 Rev B1 received on 13 August 2018;
 - 11 Rev B3 received on 13 August 2018;
 - C10101 Rev A received on 13 August 2018;
 - C10102 Rev A received on 13 August 2018;
 - BdR Surface & Foul Water Drainage Notes received on 13 August 2018;
 - Sterling Architecture Flood Risk Assessment Rev 03 received on 13 August 2018;
 - Email from Sterling Architecture dated 13 November 2018;
 - Causeway Drainage Design Report (100 year) received on 13 November 2018;
 - Causeway Drainage Design Report (30 year) received on 13 November 2018;
 - Causeway Drainage Design Report (2 year) received on 13 November 2018;

- MicroDrainage Simulation Results (100 year) received on 13 November 2018;
- MicroDrainage Simulation Results (30 year) received on 13 November 2018;
- MicroDrainage Simulation Results (2 year) received on 13 November 2018;
- C10501 Rev E received on 13 November 2018;
- C10502 Rev B received on 13 November 2018;
- C11001 Rev C received on 13 November 2018;
- C11002 Rev B received on 13 November 2018;
- C11005 Rev C received on 13 November 2018;
- C11101 Rev C received on 13 November 2018.

2 You should also refer to the decision notice for all conditions that do not require the submission of details but remain in force, as well as any that require further information to be submitted to the Local Planning Authority.

Please note this approval relates only to that required under the Town and Country Planning Acts and does not include any permission, consent or approval under any other enactment or under the Building Regulations. Any other permission, consent or approval necessary must be obtained from the appropriate authority.

A handwritten signature in black ink, consisting of a large, loopy initial 'S' followed by a long horizontal stroke that ends in a small loop.

Steve Musk
Authorised Signatory of the Council
Date of issue: 17 December 2018

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the notice

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email building@stgbc.org.uk