

Application No: 14/02891/MAF

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**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2010**

**Mr Kamran Khan
Golden Sands Developments
C/O Mr Chris Eyres
Chris Eyres Designs
13 Viceroy House
Southbrook Terrace
Bradford
West Yorkshire
BD7 1AD**

GRANT OF PLANNING PERMISSION SUBJECT TO A S106 AGREEMENT

Proposal: Change of use from warehouse/light industrial and extension to form 62 flats

Location: Akam House Vaughan Street Bradford West Yorkshire BD1 2LL

Applicant: Mr Kamran Khan

Date Application Received: 8 July 2014

Date Application Valid: 22 July 2014

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

Plan Type	Plan Reference	Version	Date Received
Location Plan	01		
Proposed Site Plan	08		
Proposed Floor Plans	09		
Proposed Floor Plans	10		
Proposed Floor Plans	11		
Site Plan	12		
Proposed Elevations	13		
Proposed Elevations	14		

CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.



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Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be constructed of facing and roofing materials to match the existing building as specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies UR3 and D1 of the Replacement Unitary Development Plan.

3. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

FOOTNOTES:

Footnote: The developer's attention is drawn to the obligation under Section 106 of the Town and Country Planning Act 1990 affecting this site. This permission must, therefore, be read in conjunction with that obligation.

Footnote: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". Applications can be submitted online via the planning portal or in paper format to: Planning Service 1st Floor Jacobs Well Bradford BD1 5RW. There is a charge for this service; £97 per request (£28 per request for householder developments). For more information please go to www.bradford.gov.uk/planningforms. Works must not commence until the necessary approval(s) have been obtained.

Footnote: If your development involves the construction of a new road, a new footway to an existing road or a new industrial access, please contact Section 38 Estate Roads (Mr K. Stoddart, 01274 437423) before building commences.

If your development affects any street lighting columns please contact Mr A Preece, 01274 434019 of the Street Lighting Section before building commences.

Footnote: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk.



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Footnote: For non-householder applications your attention is drawn to Section 76 of the Town and Country Planning Act 1990 which relates to the applicant's responsibilities under Section 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and the British Standards Institution Code of Practice BS5810 1979 concerning Access Requirements for Disabled People. Advice may be obtained from your local Planning Office.

Footnote: There are specific Regulations and adopted standards above and beyond Planning and Building Regulation requirements that apply to 'Houses in Multiple Occupation'. If your application relates to the construction, extension, conversion or alteration of a building containing flats or bedsits and/or the reconfiguration of an existing layout which creates new inner rooms then you are advised to consult the Housing Standards Team on 01274 434520 or email CHESAdminSupport@bradford.gov.uk for further advice.

For new connections into the public sewer, peak surface water discharge rates from the development should be reduced by 30% from the existing rates. Full details and calculations of the pre and post development surface water discharge rates should be submitted and approved by the local planning authority.

The proposed drainage system is to accommodate a 1 in 2 year event plus 20% allowance for Climate Change with no system surcharge and a 1 in 30 year event plus 20% allowance for Climate Change with no site flooding.

STATEMENT OF COMPLIANCE WITH ARTICLE 31 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2012

In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Replacement Unitary Development Plan policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Footnote: The developer's attention is drawn to the obligation under Section 106 of the Town and Country Planning Act 1990 affecting this site. This permission must, therefore, be read in conjunction with that obligation.

Footnote: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications".



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YOUR RIGHTS IN CONNECTION WITH THIS NOTICE

Appeals to the Secretary of State

APPLICATIONS FOR PLANNING PERMISSION

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

If you want to appeal your local planning authority's decision then you must do so within 6 months of the date of this notice*.

However, if an Enforcement notice has been served for the same or very similar development, the time limit is:

- **28 days from the date of the Local Planning Authority's decision** if the Enforcement Notice was served before the decision was made, yet not longer than 2 years before the application was made, or
- **28 days from the date the Enforcement Notice** was served, if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Team Room 3/13 Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel 0303 444 5000 or online at www.planningportal.gov.uk/pcs.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application for and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

You must send a copy of your appeal to Department of Regeneration and Culture, Development Services, Jacobs Well, Bradford, BD1 5RW or planning.appeals@bradford.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.

*Applicants are advised that it is the Council's understanding that the time period for lodging an appeal is reckoned from the date of issue of this notice.