

## PLANNING APPROVAL NOTICE

TOWN AND COUNTRY PLANNING ACT 1990

### Approval - Full planning permission

**Application No:** W/22/02222/FUL

**Parish:** Evesham

**Agents Address:**

Nicola Inchbald  
Inchbald Day Planning & Development  
The Courtyard  
19 High Street  
Pershore  
WR10 1AA

**Applicants Address:**

Evolve Property Construction  
c/o agent

### Part I – PARTICULARS OF APPLICATION

**Statutory Start Date:** 9 November 2022

**Location:** Dereks Hair Studio, 10-12 Church Street, Evesham, WR11 1DS

**Proposal:** Change of use of ground floor from hair salon to residential unit, internal alterations to existing residential unit, external alterations and associated works

### Part II - PARTICULARS OF DECISION

Wychavon District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions (if any):-

### CONDITIONS AND REASONS

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

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans:

20165-002 Rev E Location, Block, Floor and Elevation Plans (Existing)

20165-003 Rev E Proposed Floor Plans

20165-004 Rev E Proposed Elevations

Reason: To define the permission.

3. Prior to the commencement of the relevant work, details of the external materials to be used in reinstating the front elevation of the building shall be submitted to, and approved in writing

by, the local planning authority. The works shall take place in complete accordance with the approved details.

Reason: To protect, conserve and enhance the significance of building as a heritage asset within Evesham conservation area and to ensure that the new materials are in keeping with the surroundings and represent quality design in accordance with policies SWDP 6, SWDP21 and SWDP24 of the South Worcestershire Development Plan.

4. Prior to the commencement of the relevant work details of the designs of the proposed windows and doors to the front elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, sections and elevations (at a scale between 1:1 and 1:20 as appropriate) of each joinery item, to be indexed on elevations on the approved drawings. All joinery shall be carried out in complete accordance with the agreed details.

Reason: To protect, conserve and enhance the significance of building as a heritage asset within Evesham conservation area and to ensure that the scheme is in keeping with the surroundings and represents quality design in accordance with policies SWDP 6, SWDP21 and SWDP24 of the South Worcestershire Development Plan.

5. The details set out in the submitted Energy Statement shall be fully implemented prior to the first occupation/use of the development hereby approved and shall remain as such for the lifetime of the development.

Reason - To ensure the development supports the delivery of low carbon/renewable energy and safeguards natural resources in accordance with policy SWDP27 of the South Worcestershire Development Plan.

6. The details set out in the submitted Water Management Statement shall be fully implemented prior to the first occupation/use of the development hereby approved and shall remain as such for the lifetime of the development.

Reason: To ensure that an appropriate sustainable drainage system is provided to serve the development in accordance with policy SWDP29 of the South Worcestershire Development Plan 2016.

7. No construction and/or demolition work shall be carried out outside of the following hours:-

Monday to Friday 07:30 - 18:00

Saturday 08:00 - 13:00

No work shall take place on Sundays, bank or public holidays.

Reason: To protect the health and wellbeing of residents in the area

#### **NOTES TO APPLICANT**

1. Positive and Proactive Statement. No problems have arisen in dealing with this application. The planning application sought an acceptable form of development consistent with the requirements of relevant policies and material considerations. No amendments or alterations were therefore required and no further positive or proactive action was deemed necessary.
2. Work should avoid disturbance to nesting birds. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible.