

PLANNING APPROVAL NOTICE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Approval - Listed Building Consent

Application No: W/23/00096/LB

Parish: Evesham

Agents Address:
Mr Stuart Walters
Oahkam DesignLtd
7 Meadow View
Sedgley
Dudley
DY3 3EX

Applicants Address:
Mr Rafiq
Icon Properties UK Ltd
16 Minstead Road
Erdington
B24 8PT

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 16 January 2023

Location: 2-3 Waterside, Evesham, WR11 1BS

Proposal: Retrospective application to reinstate original front door, make good to damaged render, block up opening formed in original dividing wall to form two units

Part II - PARTICULARS OF DECISION

Wychavon District Council hereby give notice that in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 that **CONSENT HAS BEEN GRANTED** for the carrying out of the works 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 works to which this Listed Building Consent relates must be commenced before the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) 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/drawings/documents –

Heritage Statement

Design & Access Statement

SS/22/100 Location Plan, Existing and Proposed Elevations and Proposed Floor Plan

Reason: To define the permission.

5. The Development hereby approved shall not be brought into use until the car parking spaces and turning/aisle space have been provided as shown on drawing 797-002A.

Reason: To ensure conformity with submitted details.

6. The Development hereby approved shall not be brought into use until 3 electric vehicle charging spaces have been provided in accordance with a specification which shall be submitted to and approved by the Local Planning Authority and thereafter such spaces and power points shall be kept available and maintained for the use of electric vehicles as approved.

Reason: To encourage sustainable travel and healthy communities.

7. The Development hereby approved shall not be brought into use until 3 secure motorcycle parking spaces have been provided in a location to be agreed in writing by the Local Planning Authority and thereafter shall be kept available for motorcycle parking as approved.

Reason: To provide safe and suitable access for all

8. The Development hereby permitted shall not be first occupied until 6 sheltered and secure cycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

9. Prior to the first use of the development hereby permitted, details of renewable and/or low carbon energy generation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall contribute to at least 10% of the predicted energy requirements of the development. The details to be submitted shall include:-

- the overall predicted energy requirements of the approved development;
- the predicted energy generation from the proposed renewable/low carbon energy measures; and
- an implementation timetable for the proposed measures.

The development shall be carried out in accordance with the approved details.

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.

NOTES TO APPLICANT

1. Positive and Proactive Statement. In dealing with this application, the Council has worked with the applicant in the following ways:

- seeking further information following receipt of the application;

- considering the imposition of conditions.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

Signed:

