



**TENDRING DISTRICT COUNCIL**

**Planning Services**

**Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ**

**AGENT:** Mr Ben Powell - Ben Powell  
Architects  
Unit E Harkstead Hall Barns  
Harkstead  
Ipswich  
IP9 1DB

**APPLICANT:** Mr Glen Rothwell  
The Kings Arms  
Wignall Street  
Lawford  
Manningtree  
Essex  
CO11 2JL

**TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION NO:** 18/01047/FUL

**DATE REGISTERED:** 27th June 2018

Proposed Development and Location of the Land:

**Proposal first floor extension.  
The Kings Arms Wignall Street Lawford Manningtree**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **HEREBY GRANT PLANNING PERMISSION** in accordance with the application form, supporting documents and plans submitted, subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from 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 the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans, drawing numbers 21503/10 and 21503/12 Revision A, and the untitled Site Location Plan.

Reason - For the avoidance of doubt and in the interests of proper planning.

**DATED:** 10th August 2018

**SIGNED:**

Catherine Bicknell  
Head of Planning

**IMPORTANT INFORMATION :-**

The local planning authority considers that the following policies and proposals in the development plan are relevant to the above decision:

NPPF National Planning Policy Framework July 2018



National Planning Practice Guidance

Tendring District Local Plan 2007

EN5 Areas of Outstanding Natural Beauty (AONB's)

EN17 Conservation Areas

EN22 Extensions or Alterations to a Listed Building

EN23 Development Within the Proximity of a Listed Building

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

PPL3 The Rural Landscape

PPL8 Conservation Areas

PPL9 Listed Buildings

SPL3 Sustainable Design

#### Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

The extension is to be occupied ancillary to the residential use of the dwelling known as 'The Kings Arms'.

Standard Informative 1: The Provisions of the Essex Act 1987, Section 13 (Access for the Fire Brigade) may apply to this Development and will be determined at Building Regulation Stage.

Standard Informative 2: You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control section at Tendring District Council.

Standard Informative 3: If the development includes the construction of a new building on or at the boundary of 2 properties, work to an existing party wall or party structure or involve excavation near to and below the foundation level of neighbouring buildings, you are advised that the provisions of the Party Wall Act 1996 may apply to this development. An explanatory booklet concerning the implications of this Act is available online or from the District Council.

The attached notes explain the rights of appeal.

WHEN PLANNING PERMITS ARE REFUSED OR GRANTED SUBJECT TO CONDITIONS  
APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse a permission for the proposed development or to grant a permission subject to conditions, then you can appeal to the Secretary of State under Section 76 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within the set time frame as outlined below.

If this is a decision to refuse planning permission, then you must submit your appeal to the Secretary of State within 6 weeks of the date of the decision. A Planning Appeal Form is available online at [www.planning.gov.uk](http://www.planning.gov.uk).

If this is a decision to grant planning permission subject to conditions, then you must submit your appeal to the Secretary of State within 6 weeks of the date of the decision. A Planning Appeal Form is available online at [www.planning.gov.uk](http://www.planning.gov.uk).

If you want to appeal against a local planning authority's decision to refuse a permission for the proposed development, then you must submit your appeal to the Secretary of State within 6 weeks of the date of the decision. A Planning Appeal Form is available online at [www.planning.gov.uk](http://www.planning.gov.uk).

Appeals must be submitted to the Secretary of State by the relevant authority. You can get more information from the Secretary of State at [www.planning.gov.uk](http://www.planning.gov.uk) or by calling the Planning Appeals Helpline on 0300 44 3300 or writing to the Secretary of State, Planning Appeals, PO Box 100, London SW1A 2HQ.

The Secretary of State will normally allow a further 6 weeks to submit evidence in support of your appeal. However, the Secretary of State may refuse to accept late evidence if it is not in your best interests to do so.

The Secretary of State will not consider an appeal if the local planning authority has not submitted a valid appeal. The Secretary of State will also not consider an appeal if the local planning authority has not submitted a valid appeal within the set time frame.

In addition, the Secretary of State does not consider an appeal if the local planning authority has not submitted a valid appeal within the set time frame. The Secretary of State will also not consider an appeal if the local planning authority has not submitted a valid appeal within the set time frame.

ENFORCEMENT

If this is a decision to grant planning permission, then you must submit your appeal to the Secretary of State within 6 weeks of the date of the decision. A Planning Appeal Form is available online at [www.planning.gov.uk](http://www.planning.gov.uk).

If this is a decision to refuse planning permission, then you must submit your appeal to the Secretary of State within 6 weeks of the date of the decision. A Planning Appeal Form is available online at [www.planning.gov.uk](http://www.planning.gov.uk).

If you want to appeal, then you must do so within the set time frame as outlined below. The Secretary of State will not consider an appeal if the local planning authority has not submitted a valid appeal within the set time frame.



## NOTES FOR GUIDANCE

### WHEN PLANNING PERMISSION IS REFUSED OR GRANTED SUBJECT TO CONDITIONS

#### 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.
- If you want to appeal, then you must do so within the set time frame as outlined below:
  - a. If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Householder Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - b. If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice. A **Planning Appeal Form** is required, available online at <https://www.gov.uk/planning-inspectorate>
  - c. If you want to appeal against your local planning authority's decision on a development which is not caught by a. and b. above then you must do so within **6 months** of the date of this notice. A **Planning Appeal Form** is required, available online <https://www.gov.uk/planning-inspectorate>
- Appeals must be made using the relevant form (as detailed above) 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://www.gov.uk/planning-inspectorate>. **Please note, only the applicant possesses the right of appeal.**
- 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 permission for the proposed development or could not have granted it without the conditions imposed having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by the Secretary of State.

#### ENFORCEMENT

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.