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Our Ref: 21/00114/COUNOT

14 April 2021

Dear Sir/Madam

### **TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2016**

APPLICATION NO: 21/00114/COUNOT  
PROPOSAL: Proposed change of use of a barn from agricultural barn to 1no. residential dwelling.  
LOCATION: Bovills Hall Farm Barn St Osyth Road West Little Clacton Clacton On Sea

Thank you for your notification on the above matter which was received on 22 January 2021 and made valid on 19 February 2021 and was allocated the reference **21/00114/COUNOT**.

I can now advise you that this proposal will **not** require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined in Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and may therefore be carried out providing that it is wholly in accordance with the legislation.

#### Conditions

- 1 The development must not begin before the occurrence of the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 2 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 3 The development must be carried out (b) where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the local planning authority and the developer

agree otherwise in writing.

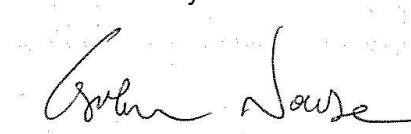
Reason - In order to comply Schedule 2, Part 3, Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 4 No development shall take place until the ground conditions on the site have been subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and action plan to remedy any contamination must be agreed by the local planning authority in writing and carried out prior to the commencement of any other works in relation to any development on the site. The local planning authority is to be consulted at all key stages in this investigation process.

Reason - To protect the health of site workers and end users

If you require any clarification on this matter or further information, please contact the case officer Naomi Hart on 686137.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Graham Nourse', is written over a faint, circular official stamp.

Graham Nourse  
Assistant Director  
Planning Service