

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Application number:	22/00457/COU
Validated on:	5 th May 2022
Site address:	Unit 3 Northbrook Road
Proposal:	Change of use of existing from A1 to A3 (both now use class E), increased fenestration on front, new fire exit on rear and new extraction system to allow for restaurant use

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority **GRANT PERMISSION** for the development described above in accordance with the terms of the application and the plan/s submitted therewith subject to the following conditions:

Condition 1

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

Reason

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Condition 2

The development hereby permitted shall be carried out in accordance with the application form, location plan (appendix A) and block plan (appendix B), proposed floor plan (appendix D), front proposed elevation (appendix F) and proposed rear elevation (appendix H) and planning statement received by the Local Planning Authority on 05/05/2022 and revised extraction plans (extraction details, LADZ details and appendix 1 – extractor specifications) received 4th July 2022 except where these may be modified by any other conditions attached to this permission.

Reason

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (Adopted December 2017).

Note 1

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucestershire Building Control Partnership on 01453 754871 for further information.

Note 2

Please note that an advertisement consent application will need to be submitted for the proposed signage

Note 3

In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

**Jon Bishop**

Planning and Development Control Manager

Decision date: 11th July 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET