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Mr Zac Ellwood
Head of Planning & Economic Development

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Date: 14 June 2021

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED).
IN ACCORDANCE WITH SECTION 60 (2B) AND (2C) OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY SECTION 4(1) OF THE GROWTH AND INFRASTRUCTURE ACT 2013).

Waverley Borough Council as Local Planning Authority, hereby confirm that **PRIOR APPROVAL IS GIVEN** for the proposed development at the address, as described by the description, and in accordance with the approved details and conditions (where applicable) all shown below:

Address of the proposed development: THE OLD HOP KILN, 1 LONG GARDEN WALK FARNHAM
.
Description of the proposed development: General Permitted Development Order 2015, Schedule 2 Part 3 Class O - Prior Notification Application for change of use from offices (Class B1(a)) to 6 dwellinghouses (Class C3).

Reference: PRA/2021/01064

Date of receipt of valid application: 21/04/2021

Reason for approval:

The Council consider that Prior Approval is **REQUIRED** and **GIVEN** subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:
E100A REV A
E101B REV B
E102A REV A
E103
P100G REV G
P101G REV G
P102F REV F
P104D REV D
The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan 2013-2032, Retained Policies D1 and D4 of the Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

2. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:
a) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work and use of noise mitigation barrier(s).
b) the parking of vehicles of site operatives and visitors
c) loading and unloading of plant and materials.
d) measures to control the emission of dust and dirt during construction.
e) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

3. Condition:

The development hereby approved shall not be first occupied unless and until the facilities for the secure, covered parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities shall be permanently maintained and retained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and in recognition of Section 9, Sustainable Transport' in the NPPF 2019.



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Informatives:

It is important that you read and understand all of the following Informatives.

1. This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

It is a requirement of the above condition A.4 that the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion, and that this notification shall be in writing and shall

include (a) the name of the developer, (b) the address or location of the development, and (c) the date of completion.

2. Community Infrastructure Levy (CIL)

From 1 March 2019, if a development is permitted under a General Consent, such as this, you must submit a 'CIL Form 5: Notice of Chargeable Development' to the Council before you commence development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).

The only exception to this requirement is where the development is less than 100 square metres of net additional floorspace and no new dwelling is created, or if the CIL rate for the use is £0 per sq. m in the Waverley Borough CIL Charging Schedule.

Formal determination of the CIL liability will be made by the Council when a Liability Notice is issued, following the receipt of Form 5.

Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.

For further information see our webpages (www.waverley.gov.uk/CIL)

3. This prior approval is granted subject to the provisions of Chapter 2, Part 6, regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders). The applicant is reminded that, it will be necessary to apply for separate approval from the Local Planning Authority to assess the effect of the development on the SPA in accordance with the above legislation. The development shall not commence until an approval has been received. Failure to receive this approval could mean that the proposal is contrary to Article 3 of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order and, as such, would not be permitted to proceed.

4. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley.

5. The granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.