

**Town and Country Planning Act 1990**

Town and Country Planning (Development Management Procedure) (England) Order 2010  
Town and Country Planning (Control of Advertisements) (England) Regulations 2007  
Planning (Listed Buildings & Conservation Areas) Act 1990  
Planning (Hazardous Substances) Act 1990  
Planning & Compensation Act 1991

## Approval Notice

Approval has been granted for the development referred to below providing it is carried out in accordance with the application and plans submitted. The approval is subject to the conditions set out on the attached sheet.

### Application Details

Reference No: **S/2011/0291**

Location of Development: **14-22 Nevill Street, Southport**

Description of Development: **Conversion of commercial space on first and second floors to four self-contained apartments**

In accordance with Plan Numbers: **Location plan, Site plan, 1241/A1 received 28th April 2011**

Date: 06/05/2011

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Jane Gowing  
Head of Planning Services

### Notice Issued to:

**Agent**

Designs In Cad  
Mr A Davies  
121 Longmeadow Road  
Knowsley  
L34 0HW

**Applicant**

Ms Jenny Lee Scarisbrick Estates Limited  
98 Bowring Park Avenue  
Liverpool  
L16 2LF

## **Justification**

The proposal will provide a good standard of accommodation in terms of residential amenity and is an appropriate use for upper floors in the town centre. The proposal will enhance the conservation area and provision is made for tree planting in accordance with policy DQ3. The application complies with Sefton's adopted UDP policies CS3, DQ1, DQ3, HC1, EP6 and MD2 and the granting of planning permission is justified.

## **Conditions:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. (a) Prior to the commencement of development, a noise impact assessment must be submitted to identify specific requirements of any mitigation measures necessary for sound insulation, glazing and acoustic ventilation standards.  
  
(b) The approved mitigation measures should be implemented before the occupation of the flats and retained as such thereafter.
3. The development permitted by this planning permission shall not be started by the undertaking of a material operation as defined in Section 56(4) (a-e) of the Town and Country Planning Act 1990 until a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority and the Local Planning Authority has given its approval in writing. The planning obligation will provide that a commuted sum payment as required by Policy DQ3: Trees and Development of the Sefton Unitary Development Plan will be paid to the Local Planning Authority for amenity purposes.
4. The proposed new windows on the rear elevation shall be timber and retained as such thereafter.
5. The development hereby granted shall be carried out strictly in accordance with the details and plans hereby approved and shall not be varied other than by prior agreement in writing by the Local Planning Authority.

## **Reasons:**

1. To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. In the interests of amenity for future occupants and to comply with policies, CS3 and EP6 in the Sefton Unitary Development Plan.
3. To ensure that the development provides appropriate tree planting and complies with Policy DQ3 of the Sefton Unitary Development Plan.
4. To ensure a satisfactory appearance to the development in the interests of visual amenity and conservation and to comply with policies DQ1 and HC1 of

the Sefton Unitary Development Plan.

5. To ensure a satisfactory development.

## **IMPORTANT NOTES**

The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

**We expect strict compliance with all conditions. Failure to do so may result in the service of a Breach of Condition Notice and prosecution.**

**It is your responsibility to make sure that where necessary approval under Building Regulations has been obtained before you start work. The approved plans for both Building Regulations and Planning Permission must be for the same development. You must make sure that any changes made to meet Building Regulations are sent to Planning Services as well. In some cases you may need to make another planning application.**

**Details of how to appeal against the conditions on this decision are given on the attached sheet.**

The decision to grant permission has been taken having regard to the policies and proposals in the Sefton Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance.

DQ3	Trees and Development
EDT13	Southport Central Area - Development Principles
EP6	Noise and Vibration
HC1	Development in Conservation Areas
MD2	Conversion to Flats
R2	Southport Town Centre
R8	Upper Floors in Defined Centres and Shopping Parades

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Planning Services at the address below.

## Confirmation of Compliance with Planning Conditions

It is possible to obtain written confirmation from the Planning Department that you have fully complied with the planning conditions relating to your development. To do this you must make a formal application. The fee is £85 per request (or £25 for a householder application). The fee must be paid when the request is made. You can make an application or download application forms via the Planning Portal website at [www.planningportal.gov.uk](http://www.planningportal.gov.uk) using the form entitled 'Application for approval of details reserved by condition'. The Council will try to confirm whether conditions have been complied with in writing within 8 weeks. If you have not received a formal written response within 12 weeks your fee will be refunded.

## Appeals to the Planning Inspectorate

You can appeal against this decision within the time given below. Appeals should be made to the \*Planning Inspectorate in all cases. In respect of applications for:

- Planning permission,
- Details pursuant to an outline planning permission,
- Removal or variation of a condition,
- Discharge of condition,
- Listed building consent,
- Conservation area consent, and
- Applications for the determination of prior approval of details,

you have 6 months from the date of the decision to appeal.

In respect of householder applications you have 12 weeks from the date of decision to lodge an appeal.

\* Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

Phone: 0117 372 6372  
Email: [enquiries.pins@gtnet.gov.uk](mailto:enquiries.pins@gtnet.gov.uk)  
Website: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

## Compliance with Plans

You are reminded that the development must be carried out strictly in accordance with the details shown on the approved drawings. Failure to do so may result in enforcement proceedings

If you need to vary any details from those submitted with your application, we would be pleased to advise you whether or not a further planning application is required. Please send copies of any amended plans to both Planning Services and the Building Control Section.

## Contact Details

### Planning Services

**Department of Built Environment**  
Magdalen House  
30 Trinity Road  
Bootle  
L20 3NJ  
(Phone : 0151 934 3568)

**Email:** [planning.department@sefton.gov.uk](mailto:planning.department@sefton.gov.uk)

**Website:** [www.sefton.gov.uk/planning](http://www.sefton.gov.uk/planning)

Please find your Planning Decision Notice enclosed

**Agent**

Designs In Cad  
Mr A Davies  
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**Notes for applicants who intend to carry out work to which the Building Regulation apply:**

Now that you have your Planning Permission, you will also need to consider applying for Building Regulation approval. This is required to ensure that your project complies with current national building standards and that your health and safety (and that of members of your household) is not compromised.

Sefton Council's Built Environment Department also provides a Building Control Service and if your scheme requires Building Regulation approval, I would ask you to contact the Building Control Section on 0151 934 4618 if you require forms or need further information concerning the Building Regulations.

**The Councils in-house Building Control Team can offer the following services:**

- Assessment of plans and any structural calculations – plans and details will be checked by our Team of qualified surveyors to check for compliance with the Building Regulations.
- Same day site inspection service (providing you book your inspection prior to 10:00 am)
- In order to ensure that your building work meets minimum safety standards our Surveyors will carry out inspection of your building work at various key stages.
- Impartial and independent advice – as a team within the Council, Building Control does not have any contracts or links with architects or contractors and therefore, our primary concern is that your project meets current construction standards and that your health and safety (and that other members of your household) is given the highest priority.