

CAMBRIDGE CITY COUNCIL
The Guildhall, Cambridge, CB2 3QJ

TOWN AND COUNTRY PLANNING ACT 1990

FULL PLANNING PERMISSION

SUBJECT TO CONDITIONS

Ref: **15/1217/FUL**



Mr Brendan Phelan
Phelan Architects Ltd
Unit 1.5
1-5 Vyner Street
London
E2 9DG

The Council hereby grant full planning permission for

Proposed extension to house additional library space and new teaching / tutorial accommodation to the south side of Westcott House. Proposal incorporates a basement, ground and first floor with a new college entrance off the refurbished Manor Street Car park access.

at

Westcott House Jesus Lane Cambridge Cambridgeshire CB5 8BP

in accordance with your application received 25th June 2015 and the plans, drawings and documents which form part of the application, subject to the conditions set out below:

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

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall take place within the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that an appropriate archaeological investigation of the site has been implemented before development commences. (Cambridge Local Plan 2006 policy 4/9)

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

5. Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour and type of jointing and shall be agreed in writing with the local planning authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development. (Cambridge Local Plan 2006 policies 3/4 and 3/12)

6. No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the local planning authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

7. No rainwater goods shall be installed until full details of the means of rainwater collection and disposal have been submitted to and approved in writing by the local planning authority. Rainwater goods shall thereafter be installed only in accordance with the approved details. Discharge of this condition may require the submission of materials samples as well as large-scale drawings.

Reason: To avoid harm to the special interest of the Conservation Area. (Cambridge Local Plan 2006, policy 4/11)

8. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

9. There should be no collection or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800 hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

10. Prior to the commencement of the development hereby approved (including any pre-construction, demolition, enabling works or piling), the applicant shall submit a report in writing, regarding the demolition / construction noise and vibration impact associated with this development, for approval by the local authority. The report shall be in accordance with the provisions of BS 5228:2009 Code of Practice for noise and vibration control on construction and open sites and include full details of any piling and mitigation measures to be taken to protect local residents from noise and or vibration. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of nearby properties (Cambridge Local Plan 2006 policy 4/13)

11. No development shall commence until a programme of measures to minimise the spread of airborne dust from the site during the demolition / construction period has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To protect the amenity of nearby properties Cambridge Local Plan 2006 policy 4/13

12. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

13. No development shall commence until there has been submitted to and approved in writing by the local planning authority a plan detailing the entrance gates, landscaping and hedge planting to be provided along Manor Street and in combination with the entrance details shown in plan PA09-P-121 Rev A, such details to include brick and mortar types and bonding, and the proposed planting of the reinforced beech hedge behind, and the form of art to be included within the architectural detail of the gate and railings.

Reason: To ensure an appropriate boundary treatment is implemented, to enhance the appearance of the conservation area, provide an appropriate setting to the listed building, and promote public art within the designs. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12).

14. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

(i) Details of the underground planting medium for the pleached hornbeam trees, which shall not include the use of a concrete ring for root containment, but which shall provide use of a continuous trench for planting. Where the trench runs under hard paving/parking areas, the surface parking/hard paving shall be supported with a below-ground structure to prevent compaction of the rooting area;

- (ii) Details of the planting design and precise locations of the trees in relation to New Court and car park positions;
- (iii) Proposed finished levels or contours;
- (iv) Means of enclosure;
- (v) Car parking layouts, other vehicle and pedestrian access and circulation areas;
- (vi) Hard surfacing materials;
- (vii) Minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting);
- (viii) Proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports);
- (ix) Retained historic landscape features and proposals for restoration, where relevant.

Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development, and to ensure the loss of trees within the site is mitigated through the successful establishment of suitable replacements. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

15. No development shall commence until details of soft landscape works have been submitted to and approved in writing by the local planning authority. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

16. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation.

Reason: To ensure that the landscaped areas are maintained in a healthy condition in the interests of visual amenity. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

17. All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the local planning authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the local planning authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

18. Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

19. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for including integral nesting boxes and bat roosting facilities as may be possible to accommodate within the building, and the development shall be provided in accordance with these details.

Reason: To provide biodiversity enhancements to complement the tree hedging rows and to compensate for the loss of potential nesting habitat within existing trees. (To improve biodiversity in accordance with the guidance within the National Planning Policy Framework).

20. Prior to the commencement of development a scheme for surface water drainage works shall be submitted to and approved in writing by the local planning authority. The details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + an allowance for climate change. The submitted details shall include the following:

- 1) Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- 2) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The approved details shall be fully implemented on site prior to the first use/occupation and shall be retained thereafter.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

21. No development shall commence until details of facilities for the covered, secured parking of residents and staff bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The proposed facilities be based on the approved details seen within the cycle store details in Figure 2 of page 5 of the Planning Response document dated October 2015, and the store shall be fitted with residents and staff-only secure access. The details shall include means of cladding the north elevation of the King Street building and infilling the internal south wall of the garage area within the same building, to a high quality of design with materials to be agreed.

The development shall be completed in accordance with the approved details, the facilities shall be made available for use upon the earlier of either the first occupation of the new bedroom accommodation or the first use of the new resource centre, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles and secure a high quality of design appropriate to the conservation area. (Cambridge Local Plan 2006 policy 8/6, 3/11, 3/12).

22. No development shall commence until details of facilities for the parking of visitor's bicycles for use in connection with the development hereby permitted shall be submitted to and approved by the local planning authority in writing. The details shall be based on the proposed visitor cycle storage numbers and locations shown in the landscape plan PA09/P/120/RevA. The development shall be completed in accordance with the subsequently approved details, and these shall be made available for use on commencement of the use of the resource centre, and shall be retained as such thereafter.

Reason: To ensure appropriate provision for the convenient and accessible secure storage of visitor bicycles. (Cambridge Local Plan 2006 policy 8/6).

23. No use or occupation of the development shall take place until the details of providing necessary means of mechanical ventilation to the development, and acoustic insulation thereof, sufficient to prevent sound disturbance to users of the development and neighbouring users, have first been submitted to and approved by the local planning authority. The development shall be completed with these approved features.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

24. Before the development hereby permitted is occupied, a scheme for the insulation of the plant in order to minimise the level of noise emanating from the plant shall be submitted to and approved in writing by the local planning authority and the scheme as approved shall be fully implemented before the use hereby permitted is commenced.

Full details of the plant will be required prior to use/occupation of the buildings associated with this application, including calculations to prove the plant noise limits are achieved.

Sound levels from plant and equipment associated with the application requires assessment to ensure local amenity is protected. It is required that the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Reason: To ensure appropriate neighbouring amenity and living and working conditions within the site. (Cambridge Local Plan 2006 policy 3/7, 3/12).

25. Upon first use of the development the College shall implement the Green Travel Plan received October 2015 and make a copy of the Plan available to all residents and staff.

Reason: To promote and encourage sustainable travel options (Cambridge Local Plan 2006 policy 8/2, 8/3, 8/4).

26. The first floor roof terrace study garden hereby permitted shall only be used between the hours of 0900 and 1800 Monday to Friday, and there shall be no use of the space on Saturdays, Sundays, Public or Bank Holidays. Further, the terrace garden shall only be used in association with the activities of the learning resource centre hereby approved.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity. (Cambridge Local Plan 2006 policies 3/7, 3/12, 3/14).

27. There shall be no amplified noise played on the first floor roof terrace study garden at any time.

Reason: To ensure an appropriate relationship with neighbouring uses and to preserve residential amenity. (Cambridge Local Plan 2006 policies 3/7).

28. Prior to the removal of any existing foundations and prior to any excavation or construction of new foundations/piles, a system of monitoring the nearby listed buildings/structures for movement shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include details of acceptable parameters, frequency and accuracy of measurements, location of monitoring points, etc. Should movement outside the agreed parameters be detected, work on site will cease and the Local Planning Authority and structural engineers will be notified immediately. Thereafter the monitoring shall be undertaken in accordance with the agreed details.

Reason: To protect the adjacent buildings from harm (Cambridge Local Plan 2006 policy 4/10).

29. No development shall commence until details of the planting screens to be provided around the first floor roof terrace hereby permitted have first been submitted to and approved in writing by the local planning authority. The proposals shall be capable of providing appropriate screening to the south and west and shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme; and a maintenance schedule.

Reason: In the interests of visual amenity and to ensure that suitable screening for protecting residential amenity is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/7, 3/11 and 3/12)

30. Any damage caused to the listed building whilst undertaking works forming part of the development hereby permitted shall be repaired within three months in accordance with details to be first approved with the local planning authority.

Reason: To protect the listed buildings from harm (Cambridge Local Plan 2006 policy 4/10).

INFORMATIVE: The applicant and developer are advised that an Accessibility Plan for the development will help achieve the necessary and high quality accessibility to all. Such details to improve the access to the college and the development for persons of restricted mobility and/or ability could include but not be restricted to: Means to identify disability spaces within the car park and accesses thereto; reception and teaching rooms to include hearing loops; considerate use of colour contrast throughout; tactile signage where possible; handrails in the stepped auditorium; double doors should be powered, or asymmetrical with one leaf having a minimum clear opening of 900mm.

INFORMATIVE: The City Council encourages the developer of the site, through its building contractor, to join the scheme and agree to comply with the model Code of Good Practice, in the interests of good neighbourliness. Information about the scheme can be obtained from The Considerate Contractor project Officer in the Planning Department (Tel: 01223 457121).

INFORMATIVE: To satisfy the condition requiring the submission of a program of measures to control airborne dust above, the applicant should have regard to:

-Council's Supplementary Planning Document - "Sustainable Design and Construction 2007":

<http://www.cambridge.gov.uk/public/docs/sustainable-design-and-construction-spd.pdf>

-Guidance on the assessment of dust from demolition and construction

http://iaqm.co.uk/wp-content/uploads/guidance/iaqm_guidance_report_draft1.4.pdf

-Control of dust and emissions during construction and demolition - supplementary planning guidance

https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf

INFORMATIVE: To satisfy the plant noise insulation condition, the rating level (in accordance with BS4142:2014) from all plant, equipment and vents etc (collectively) associated with this application should be less than or equal to the existing background level (L90) at the boundary of the premises subject to this application and having regard to noise sensitive premises.

Tonal/impulsive noise frequencies should be eliminated or at least considered in any assessment and should carry an additional correction in accordance with BS4142:2014. This is to prevent unreasonable noise disturbance to other premises. This requirement applies both during the day (0700 to 2300 hrs over any one hour period) and night time (2300 to 0700 hrs over any one 15 minute period).

It is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Methods for rating and assessing industrial and commercial sound" or similar, concerning the effects on amenity rather than likelihood for complaints. Noise levels shall be predicted at the boundary having regard to neighbouring premises.

It is important to note that a full BS4142:2014 assessment is not required, only certain aspects to be incorporated into a noise assessment as described within this informative.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring premises; noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations and hours of operation.

This decision notice relates to the following drawings: **GREEN TRAVEL PLAN , J49.27 UPDATED AIA DATED 23.10., 000188 Drainage report 01.04.15, FIGURE 2 (PLANNING RESPONSE DOC) cycle store details, PA09-P-100 C, PA09-P-101 B, PA09-P-102 B, PA09-P-103 B, PA09-P-104 B, PA09-P-105 B, PA09-P-106 B, PA09-P-107 B, PA09-P-108 B, PA09-P-109 B, PA09-P-110 B, PA09-P-111 B, PA09-P-112 B, PA09-P-113 B, PA09-P-114 B, PA09-P-115 B, PA09-P-116 B, PA09-P-117 B, PA09-P-118 B, PA09-P-119 B, PA09-P-120 A, PA09-P-121 A, PA09-P-122 A, PA09-P-123 A, PA09-P-125 A, PA09-P-126 A, PA09-DD-SK08 , LIBRARY WINDOW ADAPTION**

It is important the development is carried out fully in accordance with these plans. If you are an agent, please ensure that your client has a copy of them and that they are also passed to the contractor carrying out the development. A copy of the approved plan(s) is/are kept on the planning application file.

It is important that all conditions particularly pre-commencement conditions are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Your attention is specifically drawn to the requirements of the Chronically Sick and Disabled Persons Act 1970, the Disabled Persons Act 1981, to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810 1979), to Part M of the Building Regulations 1991, and to BS 5588 Part 8 1988 (Code of Practice for means of escape for disabled persons). The development should comply with these requirements.

Informative: Compliance with the Town and Country Planning Development Management Procedure Order 2010 (as amended) Part 4 Paragraph 31

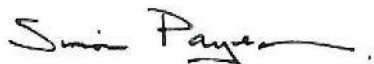
In reaching this decision the City Council has worked in a positive and proactive manner with the applicant and sought to find solutions to problems arising in relation to dealing with the planning application. In general the Council will seek to approve applications for sustainable development and work proactively with applicants that will improve the economic, social and environmental conditions of the area. The Council provides a pre-application advice service, the details of which are set out on our website. When an application is received the Council will add such planning conditions as are necessary to allow the application to be approved or will provide detailed reasons for refusal where planning issues are not capable of resolution.

Please note: On-street parking controls, including residents' parking schemes, are in operation in several parts of the City of Cambridge. There are restrictions on eligibility for

residents' parking permits, even for residents within the areas covered by schemes. Implementing a planning consent can remove eligibility for a permit. The County Council can advise whether or not properties qualify for a Residents' Parking Permit. If in doubt, please contact Cambridgeshire County Council, Cambridgeshire Parking Services by telephoning (01223) 727920 or by e-mailing parkingpermits@cambridgeshire.gov.uk, mentioning this planning consent. Please also be aware that the criteria for granting parking permits may change from time to time.

For further information please go to www.cambridge.gov.uk/planning.

Dated: 2 December 2015



Director of Environment



SEE NOTES ATTACHED

PLANNING PERMISSION

1. 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 permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town & Country Planning Act 1990.

If you want to appeal then you must do so within 6 months of the date of this notice or within 12 weeks of the date of the decision notice against a refusal of any householder or minor commercial planning application, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or from <https://www.gov.uk/planning-inspectorate>. The Secretary of State can allow for a longer period for giving notice of an appeal, but he 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 him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they 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, he does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

2. Purchase Notices

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been, or would be permitted. In these circumstances, the owner may serve a purchase notice on the council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

LISTED BUILDING CONSENT, CONSERVATION AREA CONSENT

3. Notification of Demolition

If listed building consent has been granted and any demolition is to take place, you must in accordance with Section 8(2)(b) of the Planning (Listed Building and Conservation Areas) Act 1990 complete a Final Notice of Demolition Form and send it to English Heritage at least one month before demolition occurs.

4. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse listed building or conservation area consent, or to grant either subject to conditions then you may appeal to the Secretary of State for the Environment in accordance with sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Appeals must be made within 6 months of the date of the decision (see notes under 1 above).

5. Purchase Notice

If listed building or conservation area consent is refused, or if either is granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council in which the land is situated a purchase notice requiring the council to purchase his interest in the land in accordance with section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Compensation

In certain circumstances a claim may be made against the local planning authority for compensation as provided for under Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONSENT TO DISPLAY AN ADVERTISEMENT

7. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse consent to display an advertisement, or to grant consent subject to conditions then you may appeal to the Secretary of State for the Environment under Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. Appeals must be made within 8 weeks of the date of the decision (see notes under 1 above).

