



Applicant:
Mandy Howard

Ref. No. DMOT/2019/0959
Made valid on: 13 August 2019

DECISION NOTICE

Description and location of proposal: Approval of details required by conditions 3,4,6,8,10,11 of permission ref. 9/2018/0522 relating to the conversion of barns into 3 residential units and the erection of garage block with storage above at Barns Farm, Wards Lane, Stanton By Bridge, Derby, DE73 1HX

Decision made: In exercise of its powers as the Local Planning Authority under the Town and Country Planning Act 1990 and related subordinate legislation, South Derbyshire District Council hereby gives notice that the following plans/drawings/documents are **Approved**:

Condition 3 - Bricks and Tiles to match existing as detailed in Doc 2416 Conditions Rev A and the proposed stonework to be salvaged from internal demolition works, all as agreed by samples inspected on site.

Condition 4 - External Joinery as detailed on Drawing No.'s J2416-01 Rev A, J2416-02, J2416-03.

Condition 6 - Hard and soft landscaping and boundary treatments as detailed on Drawing No.'s J2416-06 Rev C, J2416-07.

Condition 8 - Bird mitigation and enhancement strategy as shown on Drawing No.'s J1651-12 Rev H, J1651-14 Rev D and as detailed in the Bat Roost Assessment and Bird Survey dated 31st July 2018.

Condition 10 - Bat mitigation measures as shown on Drawing No.'s J1651-12 Rev H, J1651-14 Rev D and as detailed in the Bat Roost Assessment and Bird Survey dated 31st July 2018.

Condition 11 - Bat License as evidenced in the applicant's email dated 30/10/2019.

You are advised of the following matters:

- a. This approval relates to the prior approval requirements of the aforementioned conditions. It does not discharge any requirements specified in the condition(s) which require subsequent compliance with the approved plans/documents/details or timing thereof, nor does it infer approval of details submitted pursuant to other conditions subject of the same or a concurrent application where no decision has yet been made.

Changes in intention: any deviation from the approved plans/drawings and/or details should be discussed with the Local Planning Authority in advance. This includes circumstances where the applicant/developer subsequently identifies inaccuracies with the approved documents or conflict with other regulatory requirements. A formal application to amend the proposals or secure a revised permission may be necessary. Failure to secure necessary approval may result in the commencement of enforcement proceedings.

Richard Stewart

Authorised Officer of the Council

Date: 1 November 2019

Scope of this decision: this is a planning decision notice which, unless expressly applied for and stated in the description of development above, conveys no decision of associated planning consent (such as listed building or advertisement consent); nor does it convey a decision under, or override, supersede or negate, any other legislation or the need to comply with restrictive covenants under Civil Law. In particular the necessary approval under the Building Regulations and the Public Health Acts must be obtained before the carrying out of building works. Where the adopted highway, including verges and pavements, is to be altered, the Local Highway Authority (Derbyshire County Council) should be contacted to establish its requirements.

Enquiries: Any correspondence or enquiries concerning this decision should be sent to planning@southderbyshire.gov.uk quoting the above reference number.