

APPLICATION NO. PD/2019/0017

PRIOR APPROVAL FOR CHANGE OF USE OF A BUILDING AND ANY LAND WITHIN ITS CURTILAGE FROM USE AS AN AGRICULTURAL BUILDING TO A USE WITHIN CLASS C3 (DWELLINGHOUSE) TO INCLUDE BUILDING OPERATIONS REASONABLY NECESSARY TO CONVERT THE BUILDING UNDER SCHEDULE 2 PART 3 CLASS Q (a and b) OF TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)

DATE APPLICATION VALID 21-Mar-2019

Name and Address of Applicant

**D Hearmon
Backside Cottage
School Lane
Everdon
Northamptonshire
NN11 3BW**

Name and Address of Agent

**D Hearmon
Backside Cottage
School Lane
Everdon
Northamptonshire
NN11 3BW**

Location of Development

An Agricultural Building , Fawsley Road, Everdon, Northamptonshire

Description of Development

Prior approval for change of use of agricultural building to dwelling

PRIOR APPROVAL HAS BEEN GRANTED for the above development in accordance with the application and plans submitted, SUBJECT TO THE FOLLOWING CONDITIONS AND REASONS:-

CONDITIONS

1. The development hereby permitted shall be completed before the expiration of 3 years from the date of this approval. The LPA must be notified in writing of the date of completion of the development providing details of;
 - the name of the developer;
 - the address or location of the development; and
 - the date of completion.
2. The development hereby approved shall be carried out in accordance with the amended plan number submitted as follows:
 - HEA/75830/PA/001 (as amended) and HEA/75830/PA/002 validated by the LPA on 21st March 2019 and the amended site plan at a scale of 1:200 received by the LPA on 15th June 2019.
3. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only

once written approval from the Local Planning Authority has been given shall development works recommence.

4. It is expected that all materials identified as having asbestos containing materials shall be removed and disposed of in accordance with the Control of Asbestos Regulations 2012. Verification that the materials have been identified, method of removal and final verification shall be forwarded to Environmental Improvement at Daventry District Council before being discharged.

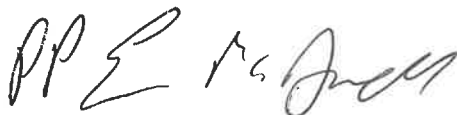
REASONS

1. To ensure that the LPA is notified that the development is completed in accordance with the time limits set by Q2 (3) of Class Q Part 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
2. For the avoidance of doubt and to ensure that development is acceptable in this Countryside Location.
3. To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised.
4. In the interest of health and safety.

NOTES

1. Northamptonshire has varying levels of radon due to its underlying geology. Radon can enter buildings and affect the health of the occupants living in affected areas. Advice should be sought from local authority building control officers or from approved inspectors to establish if radon protection is necessary and if this is the case radon protection measures will need to be installed in accordance with BRE Report (BR 211 Radon: guidance on protective measures for new dwellings).
2. The dwellings hereby consented under Class Q does not have the benefit of any residential permitted development under Part 1 of Schedule 2 to the General Permitted Development Order, and therefore future owners/occupiers should be made aware that any future extensions and/or alterations will require the submission of applications for full planning permission. Furthermore, the applicant is reminded that the extent of any residential curtilage is strictly limited under the provisions of Class Q – this is confined to the area of land immediately around and besides the agricultural building permitted for conversion and the curtilage shall be no larger than the area of land occupied by the building.
3. The applicant's attention is drawn to the document entitled: "Contaminated Land — A guide for developers and their advisors". This can be obtained from Daventry District Council's web site or directly from Environmental Improvement.
4. The developer/owner of the buildings is advised to engage expert advice in order to ascertain whether there are any protected species (such as barn owls or any species of bat) present within the building. If any such evidence is discovered during the permitted conversion works then work should cease and professional advice sought immediately, as it is a criminal offence to deliberately, intentionally or recklessly injure or kill prescribed protected species and/or their habitat/roosts. A license(s) from Natural England would be required in order to allow any intervention with protected species and/or their roosts.

Signed



Executive Director (Community)

Date of Decision: 17-Jun-2019