

To:
Mrs. H Zammett,
Counties Residents Association
9, Gloucester Road
London
E11 2ED

On behalf of:
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London
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**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995 (AS AMENDED)**

Location of development

Adj. to 43 Grove Park, (On Leicester Road Elevation), Wanstead, E11 2DW

Description of Development

Wooden notice board for use by Counties Residents Association and Counties Neighbourhood Watch.

In accordance with plans numbered NB2 and site location plan received 17.12.10.

The following Local Development Framework Policies were used in the consideration of this application: BD1 (all development), BD6 (advertisements), E3 (conservation of the built heritage), Strategic Policy 3 (built environment).

DECISION

In pursuance of the powers exercised by them as Local Planning Authority the Council of the London Borough of Redbridge having considered your application to carry out the development in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for the said development **subject to compliance with the conditions shown on the attached sheet:**

Reason for Decision

On balance the proposal is considered to accord with the adopted Development Plan policies as listed and/or is justified by other relevant material planning considerations.

CONDITIONS

Failure to comply with these conditions could result in the Council taking formal enforcement action with liability on conviction of a summary offence to a fine of up to £20,000.

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved.

Reason: In order to ensure that the development hereby permitted is carried out in accordance with the submitted drawings.

3. The notice board hereby approved shall be removed from the pavement, and the fixing points made good, in the event of the redundancy of the notice board and the Local Planning Authority shall be notified in writing of the removal works.

Reason: In order to ensure that the development has a satisfactory appearance and to comply with Policies E3 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

INFORMATIVES:

BUILDING REGULATIONS

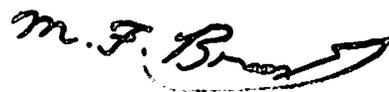
A separate consent for this proposal may be required under the Building Regulations. In the event of major demolition (i.e. commercial sites or housing sites), it may also be necessary to serve a Notice under Section 80 of the Building Act 1984. For further advice or assistance, please contact the Building Control Section at the above address.

PARTY WALL ACT (1996)

If you intend to carry out building work which involves one of the following categories:-

- * Work on an existing wall or structure shared with another property (section 2 of the Act).**
- * Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property (section 1 of the Act).**
- * Excavation near a neighbouring building (section 6 of the Act).**

You must find out whether that work falls within the Act. If it does, you must notify all affected neighbours. An explanatory booklet is available through HMSO, ISBN 0-10-544096.



10 February 2011

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YOUR ATTENTION IS ALSO DRAWN TO THE ATTACHED NOTES

NOTES

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 it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner 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 (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no 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 the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

reference DEC1FAC