

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Notice of Decision: Reference Number 22/00668/PRIORP

To: Mr S Mellstrom
c/o Bell Cornwell LLP
Fao: Mrs Brigid Taylor
Unit 2, Meridian Office Park
Osborn Way
Hook
RG27 9HY

Permitted development, application for Prior Approval as set out by Condition 4 of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015

In pursuance of their powers under the above-mentioned Act, Rushmoor Borough Council, as the Local Planning Authority, hereby determine that **PRIOR APPROVAL** is required and **GRANTED** for:

Change of use of first and second floors to provide 12 no. one-bedroom flats, together with reconfiguration of communal stairwell and external car parking under Class MA of Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) at Interpower House Windsor Way Aldershot Hampshire

in accordance with your application which was registered on 4th October 2022 and the plans submitted therewith:- Existing Floor Plans J1202-01; Existing Floor Plans J1202-02; Proposed Floor Plans J1202-03; Proposed Floor Plans J1202-04; Combined plans J1202-05; Existing and Proposed floor plans J1202-06; Existing and Proposed floor plans J1202-07; and Agents' Cover Letter/Planning Statement.

It is important that you read and understand all of the following:-

Informatives:

This written notice indicates that the proposed development would comply with Condition 4 of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). You should note that



John Thorne
Corporate Planning Manager

Date 21/11/2022
Page 1 of 2

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this written notice does not confirm whether or not the proposed development would comply with any other limitations or conditions of Schedule 2 Part 3 Class MA.

If you require confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate (LDC).

It is a requirement of Class MA that the development shall be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

Informatives

- 1 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 2 INFORMATIVE - The applicants are reminded that the application site lies within 5km of the boundaries of the Thames Basin Heaths Special Protection Area, which is a designated site under the Conservation of Habitats and Species Regulations 2017. Accordingly, permitted development rights under Class MA may not be exercised unless mitigation has been first provided by means of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy.

THIS IS NOT AN APPROVAL UNDER THE BUILDING REGULATIONS



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Page 2 of 2