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Chris Berry
**Interim Head of Planning and Economic
Development**

When calling please ask for: Planning Enquiry Team
Telephone: 01483 523583

Date: 10 October 2019

TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2019/1344

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990 (as amended), **DO HEREBY GRANT** planning permission for the development specified in the form of application for such permission, deposited by you with the Council on 16 August 2019 and described in the First Schedule, subject to the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended), and the conditions and reasons specified in the Second Schedule.

NOTE: The effect of the Section 91 of the Town and Country Planning Act 1990 (as amended) is that the development for which permission is hereby granted shall be begun not later than the expiration of three years beginning with the date of this permission.

FIRST SCHEDULE

Change of Use from storage (Use Class B8) to mixed use Business (Use Class B1) and Financial and Professional services (Use Class A2) and alterations to elevations (as amended by plans received 07/10/2019 and 09/10/2019).
Stone Barn, Bramley Village Hall, Hall Road, Bramley.

SECOND SCHEDULE

1. Condition:
The plan numbers to which this permission relates are: D1009-1, D1009-2, D10093C, D1009-4B, D1009-5, D1009-6, D1009-7. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.



INVESTOR IN PEOPLE



Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

2. Condition:

Before relevant works begins, drawings to a scale not smaller than 1:5 fully describing the following details must be approved in writing by the local planning authority. The works must not be executed other than in complete accordance with these approved details.

- a) New/and/or replacement windows, external doors, these drawings must show:
 - materials
 - decorative/protective finish
 - cross section of frame, transom, mullions, glazing bars etc
 - method of opening
 - method of glazing

Reason:

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policy HE8 of the Waverley Borough Local Plan 2002.

3. Condition:

The roof lights shall be conservation style with a central glazing bar and flush to the roof.

Reason:

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policy HE8 of the Waverley Borough Local Plan 2002.

4. Condition:

All exterior building works, finishes and making good shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the local planning authority. Where new materials are to be used, the colour match shall make allowance for future weathering.

Reason:

To ensure that special regard is paid to the interests of protecting the special character and architectural integrity of the building under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policy HE8 of the Waverley Borough Local Plan 2002.

5. Condition:
The car parking spaces as shown on plan number D1009-06 shall be retained and used in association with the use of the Stone Barn.

Reason:

To ensure the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2019.



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Informatives

1. The applicant's attention is drawn to the Surrey Wildlife Trust's letter dated October 2019 appended to this decision. The applicant is advised that they are required to obtain a European Protected Species (EPS) license from Natural England following the receipt of planning permission and prior to any works commencing. Natural England can be contacted for more information on 01273 476595.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2019.

WA/2019/1344

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.