

Application No. 18/00260/FUL

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

To: Mrs K Ferrigi  
c/o Archimedes Design  
64 St Georges Road  
Cranbrook  
Ilford  
Essex IG1 3PQ  
FAO: Mr G Pindoriya

In pursuance of the powers exercised by them as Local Planning Authority, the Council of the London Borough of Barking and Dagenham, having considered your application to carry out the following development:-

Erection of first floor side extension and two storey rear extension.  
at 50 Mayswood Gardens Dagenham Essex RM10 8UT

In accordance with the drawing(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for the said development.

1) The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004).

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Plans, Proposed Plans, Existing Elevations, Proposed Elevations, Existing Side Elevations and Proposed Side Elevations.

Reason:

For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

Reason:

To ensure the development respects the appearance of the existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

**APPROACH TO DECISION-TAKING:**

The council has adopted the approach detailed in paragraphs 186 and 187 of the National Planning Policy Framework in dealing with this application.

Dated 16th May 2018

**London Borough Of Barking &**

**Dagenham**

**Barking Town Hall**

**1, Town Square**

**Barking IG11 7LU**



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**Daniel Pope – Head Of Planning**

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

## 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.
- As this is a decision in respect of a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
- 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.

The attention of developers is drawn to the fact that any failure to adhere to the details of the approved plans, or failure to comply with conditions attached to a planning permission, constitutes a contravention of the provisions of the Town and Country Planning Acts in respect of which enforcement action may be taken.

The decision overleaf is for planning permission only, but it may be necessary for your plans to be passed under BUILDING REGULATIONS (unless this has already been done). Nor does this consent relieve the applicant of any duties or obligations to obtain the necessary consent of any other interested party under Common Law or any other Statute other than the Town and Country Planning Acts.

### 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 he can neither put the land to a reasonably beneficial use in its present state nor can render the land capable of a reasonable beneficial use by carrying out any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. His notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.