

TOWN AND COUNTRY PLANNING ACT 1990
PRIOR APPROVAL NOTIFICATION

Our Ref: 21/04294/AGRPAN

Pendle Property Design
60 Sams Lane
Blunsdon
Swindon
Wiltshire
SN26 7AZ

23rd December 2021

Dear Sirs

Prior Approval Notification of Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class Q - Change of use of agricultural building to a single dwelling at Jacobs Farm Hambidge Lane Lechlade Gloucestershire GL7 3EB

I refer to your notification received on 1 November 2021 concerning the above proposed development. This letter hereby gives the **Prior Approval** of the Local Planning Authority for the development described herein.

1. The development shall begin within a period of 3 years starting from the date of this decision notice.

Reason: To comply with the requirements Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Prior to the commencement of the development hereby permitted, an ecological enhancement plan shall be submitted to and approved in writing by the local planning authority. The ecological enhancement plan must be written by a suitably qualified ecologist and must set out ecological enhancement measures that would be appropriate for the site, for example, the provision of bat boxes, bird boxes and native planting. The approved plan shall be fully implemented prior the occupation of the development hereby permitted and shall be maintained as such thereafter.

Reason: To ensure that adequate provision is made for bats and owls to mitigate the impacts of the proposed development and provide biodiversity net gain in accordance with paragraph 174 of the NPPF.

You are required to notify the Planning Authority of the completion of development as soon as reasonably practicable.

Yours faithfully

Deborah Smith

Deborah Smith
Development and Planning Enforcement Manager

NOTIFICATION OF COMPLETION OF WORKS

Local Planning reference number:

21/04294/AGRPAN

Address of development:

**Jacobs Farm
Hambidge Lane
Lechlade
Gloucestershire**

Date of completion of the development:

Name of Developer:

Contact address / email address:

Please note that this form is optional, as the legislation does not require that you submit a form. However, this form has been designed to help ensure that you provide the Local Planning Authority with the information that is required by the legislation.