

**COUNTY OF SURREY**

**MOLE VALLEY DISTRICT COUNCIL**

Pippbrook, Dorking, Surrey RH4 1SJ

Mr J Aldous,  
PLAN A UK LTD  
Prince House  
Glen Road  
Grayshott  
Surrey  
GU26 6NF

Ref No: MO/2011/1430/CU  
Change of Use  
4 November 2011

(On behalf of Colebream Estates)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL as District Planning Authority gives notice of its decision to **GRANT** planning permission for the development specified in schedule 1 hereto, subject to the conditions specified in schedule 2.

**N.B.** The permission below does not constitute approval for any purpose whatsoever save as aforesaid. Consent under other Statutory Enactments and compliance with the Building Regulations 2000 may also be necessary.

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

**Schedule 1                      Change of use and conversion of first floor to 2 No. residential flats.**

**33-35, High Street, Leatherhead, Surrey, KT22 8AB**

**Schedule 2**

Conditions and Reasons

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

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 11266.03.01, 11266.03.02, 11266.03.03 and 11266.03.04 contained within the application and no variations shall take place without the prior approval in writing by the Local Planning Authority.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before the development hereby permitted is commenced full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason To preserve the visual amenity of the area in accordance with Mole Valley Local

Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Prior to the commencement of works, a detailed schedule of all works including necessary repairs and large scale working drawings, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest, in accordance with Mole Valley Local Plan policy ENV43 and policy CS14 of the Mole Valley Core Strategy.

#### Informatives

1. The development hereby permitted must be carried out in accordance with the approved plans and specifications unless the prior approval in writing of the Local Planning Authority has been obtained. If changes are proposed you should first contact the Local Planning Authority to obtain the necessary approval. Any changes carried out without permission may render the applicant/developer liable to enforcement, stop notice or other legal proceedings in order to rectify the matter.
2. Unilateral Undertaking
  - i) This permission should be read in conjunction with the Unilateral Undertaking supplied by the applicant dated 21/12/2011 .
  - ii) The applicant is advised that the payments agreed within the Unilateral Undertaking shall be made prior to the carrying out of any Material Operation (as defined in the Undertaking).
  - iii) Fourteen days' notice in writing shall be given to the Council before the first Material Operation takes place on the site.
  - iv) If the payments remain unpaid for a period exceeding thirty days from the date following the first Material Operation, additional interest at the rate of 5% above the Bank of England Base Rate will be payable from that date onwards until such time as the payments are received.

The application was granted for the following reasons:

The development hereby granted has been assessed against Mole Valley Core Strategy policies CS2, CS4, CS14, CS19 and Mole Valley Local Plan policies ENV22, ENV39, ENV43 and LTC10, and material considerations, including third party representations. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a refusal of permission.

Signed:

Dated: 30 December 2011



Andrew Bircher  
Corporate Head of Service

