



Liverpool
City Council

Certificate issued to:-

Application No:18F/3132

Date Issued: 15 January 2019

No. 1 Arts Village
Henry Street
Liverpool
L1 5PS

PLD

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 1995**

Location: **1 Buckingham Road, L13 8AY**

Proposal: **To use property to provide short term accommodation and support for vulnerable families.**

Applicant: **Family ACE Limited
Alan Nuttall
Maghull Business Centre
1 Liverpool Road North
L31 2HB**

Date Valid: **19/11/2018**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **14 January 2019 GRANTED** planning permission for the above-mentioned development in accordance with your application, subject to the compliance with the conditions specified on the attached schedule, for the reasons stated.

(see attached)

Head of Planning

Liverpool City Council

Cunard Building, Water Street, Liverpool, L3 1AH

T: 0151 233 3021

E: planningandbuildingcontrol@liverpool.gov.uk

www.liverpool.gov.uk



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SCHEDULE OF CONDITIONS AND REASONS

Condition No	Condition
1	The development hereby permitted shall begin before the expiration of 3 years from the date of this permission. REASON: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: (Drawing Numbers L01 L02 L03 Supporting Documents Email received 11th December 2018 and 13th January 2019 REASON: For the avoidance of doubt.
3	This permission shall ensure for the benefit of Family Ace Limited only and shall not ensure for the benefit of the land or any other person. REASON: In granting this permission the Council has had regard to the special requirements of the applicant and wish to have the opportunity of exercising control over any subsequent similar applications.
4	The number of families to be accommodated on the premises shall not exceed 5 unless otherwise agreed, in writing, by the local planning authority. REASON: In the interest of residential amenity.
5	The number of residents to be accommodated on the premises shall not exceed 15 unless otherwise agreed, in writing, by the local planning authority. REASON: In the interests of residential amenity
6	The number of carers to be accommodated on the premises shall not exceed 5 unless otherwise agreed, in writing, by the local planning authority. REASON: In the interest of residential amenity.
7	Shift patterns for the carers shall be as specified in the email dated 13th January 2019 for avoidance of doubt the changeover of carers shall only take place between 07:00 - 08:00, 14:00-15:00 and 19:00 -20:00 hours Monday to Friday and 07:00-08:00, 17:00-18:00 and 21:00-22:00 hours Saturday and Sunday REASON: In the interest of residential amenity.

8	The provisions of part 2 of Schedule 2 of Article 3 of the Town and Country Planning (General Permitted Development Order) 2008 or any Order revoking, re-enacting or modifying that Order shall not apply to this development (ie. planning permission will be required for change of use of premises) REASON: In the Interest of residential amenity.
9	Training to be taken within the premises and shall only be attended by residents of the property. Training shall only be ancillary to the use of the main building. REASON: In the Interest of residential amenity.
10	The maximum number of weeks any user shall be accommodated on the premises shall not exceed 26 unless otherwise agreed, in writing, by the local planning authority. REASON: In the interest of residential amenity.

INFORMATIVES

The decision to grant permission and impose any conditions has been taken having regard to relevant policies and proposals in the Development Plan. The local planning authority has worked proactively with the applicant to seek solutions to any problems arising during the course of the application and by granting planning permission for sustainable development has implemented the requirements of the NPPF.

The City Council expects strict compliance with all planning conditions and requests that particular attention is drawn to conditions that are required to be formally discharged by way of an application. Adequate information to discharge pre-commencement planning conditions should be submitted to, and approved in writing by the local planning authority before any works start on site. Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. A fee is payable for each application made to discharge planning conditions.

NOTES FOR PLANNING DECISION NOTICES

OTHER CONSENTS

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: building.control@liverpool.gov.uk Tel: 0151 233 4458/ 4467). Where a building regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Divisional Manager Planning.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE PLANNING INSPECTORATE

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online www.gov.uk/government/organisations/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: enquiries@pins.gsi.gov.uk). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences. You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.