

GREATER LONDON AUTHORITY

Good Growth

Simon Lewis
Berkeley Homes
Berkeley House, 15b St George Wharf
London
SW8 2LE

GLA ref. GLA/2026/0250/S3
LB Newham ref. 24/00990/FUL
Date: XX September 2026

Dear Simon Lewis,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Land South of Gallions Reach, Armada Way, Beckton, London, E6 7FB

GLA reference: GLA/2026/0250/S3

LB Newham reference: 25/0213/FUL

Applicant: St William / Berkeley Homes

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED – XX September 2026

The Deputy Mayor of London for Planning, Regeneration, and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Comprehensive remediation and site preparation works (including raising the flood defence level and creation of a flood defence bund and repair works to the existing River Wall) to enable the future mixed-use development of Beckton Gaswork” at Land South of Gallions Reach, Armada Way, Beckton, London, E6 7FB in the London Borough of Newham.

Subject to the following planning conditions and informatives:

Conditions

1. Statutory Time Limit

The development to which this permission relates shall be commenced no later than the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)

2. Approved Plans

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

Approved Drawings:

- Site Location Plan (ref. 01252-JTP-S-0001 P1)
- Proposed Site Levels (ref. 01252-JTP-S-0003 P3)

- Proposed Boundary Treatment Plan (ref. 01252-JTP-S-0004 P1)
- General Arrangement Proposed Flood Defence Bund (ref. 2317-BRL-05-XX-DR-C-1002-S3 P05)
- Proposed Flood Defence Bund Cross Sections Sheet 1 (ref. 2317-BRL-05-XX-DR-C-1004-S2 P06)
- Flood Storage Areas Existing and Proposed (ref. 2317-BRL-05-XX-DR-C-1005 P6)
- Proposed Development and Flood Defence Bund (ref. 2317-BRL-05-XX-DR-C-1006-S2 P05)
- Proposed Intertidal Terrace Cross Section (ref. 2317-BRL-05-XX-DR-C-1007-S2 P05)
- Proposed Flood Defence Bund Cross Sections Sheet 2 (ref. 2317-BRL-05-XX-DR-C-1008-S2 P05)
- Proposed Flood Defence Bund Cross Sections Sheet 3 (ref. 2317-BRL-05-XX-DR-C-1009-S2 P06)
- General Arrangement – Bays 2 to 22 (ref. 2317-BRL-05-XX-DR-C-1010-S2 P03)
- General Arrangement – Bays 23 to 41 (ref. 2317-BRL-05-XX-DR-C-1011-S2 P04)
- Proposed Flood Defence Bund Cross Section (ref. 2317-BRL-05-XX-DR-C-1015-S2 P05)
- Tree Constraints Plan (2203-KC-XX-YTREE-TCP01 Rev 0)
- Construction Access Plan (ref. 162097A/PD7)

Approved Documents:

- Planning and Affordable Housing Statement (ref. Q230004 – Prepared by Quod - Dated September 2025)
- Draft Construction Environmental Management Plan Version 3 (Prepared by St William – Dated September 2025)
- Intertidal Terrace Strategy Report (2317-BRL-09-XX-TN-C-0001-P02-S3 - Prepared by Beckett Rankine – Dated April 26th 2024)
- Flood Risk Assessment (ref. 2317-BRL-06-XX-RP-C-0001-P09 – Prepared by Beckett Rankine – Dated 6th June 2025)
- Flood and River Wall Survey Report (ref. 2317-BRL-02-XX-RP-C-0001-P03-S3 - Prepared by Beckett Rankine - Dated May 2024)
- Preliminary Risk Assessment (ref. ATK_5224175/003 P1_001/03 - Prepared by Atkins – Dated May 2024)
- Archaeological Desk Based Assessment (ref. 794-PLN-HER-0001-0007-Version 5 - Prepared by RPS – Dated April 2024)
- Enabling Works Travel Plan (Prepared by SLR – Dated April 2024)
- Air Quality Assessment (ref. J10/14332B/10/1/F3 - Prepared by AQ Consultants – Dated 2nd May 2024)

- Transport Assessment (Prepared by SLR – Dated July 2025)
- Tree Survey and Impact Assessment (Prepared by Keen Consultants – Dated April 2024)
- Biodiversity Net Gain Technical Note and Metric Spreadsheet (Prepared by Ecology Solutions – Dated May 2024)
- Environmental Statement:
 - ES Volume 1: Main Text (May 2024 unless otherwise stated):
 - Chapter 1: Introduction
 - Chapter 2: EIA Methodology
 - Chapter 3: Alternatives and Design Evolutions
 - Chapter 4a: Remediation, Site Preparation, Enabling Works and Construction
 - Chapter 4b: Construction of the Mixed-Use Development
 - Chapter 5: Description of the Mixed-Use Development
 - Chapter 6: Socio-Economics
 - Chapter 7: Climate Change and Greenhouse Gases
 - Chapter 8: Air Quality and Odour
 - Chapter 9: Noise and Vibration
 - Chapter 10: Daylight, Overshadowing and Solar Glare
 - Chapter 11: Wind Microclimate
 - Chapter 12: Ecology and Biodiversity
 - Chapter 13: Transport
 - Chapter 14: Ground Conditions
 - Chapter 15: Archaeology
 - Chapter 16: Flood Risk and Water Resources (June 2025)
 - Chapter 17: Effect Interactions
 - Chapter 18: Likely Effects and Conclusions
 - Chapter 19: Environmental Management, Mitigation and Monitoring Schedule
 - ES Volume 2: Townscape and Visual Impact Assessment (May 2024)
 - ES Volume 3: Technical Appendices (May 2024 unless otherwise stated):
 - Appendix 1: Introduction
 - Annex 1: Location of Information within the ES
 - Annex 2: Competent Experts and Relevant Expertise
 - Annex 3: Glossary of Terms and Abbreviations
 - Appendix 2: EIA Methodology ▪ Annex 1: EIA Scoping Opinion Request Report
 - Annex 2: EIA Scoping Review Report (Arup)
 - Annex 3: EIA Scoping Review Report Response
 - Annex 4: EIA Scoping Update Letter
 - Annex 5: EIA Scoping Opinion
 - Annex 6: Cumulative Schemes List
 - Appendix 7: Climate Change and Greenhouse Gases
 - Annex 1: Policy and Guidance Background
 - Annex 2: Extracts from the Energy Assessment
 - Annex 3: London Travel Demand Survey 2022/23
 - Annex 4: Professional Experience
 - Annex 5: Climate Change Technical Note
 - Appendix 8: Air Quality and Odour

- Annex 1: Glossary
- Annex 2: Modelling Methodology
- Annex 3: Legislative and Planning Policy Context
- Annex 4: EPUK and IAQM Planning for Air Quality Guidance
- Annex 5: Construction Dust Assessment Procedure
- Annex 6: Construction Mitigation
- Annex 7: Air Quality Neutral Assessment
- Annex 8: Professional Experience
- Annex 9: Plant Receptors
- Annex 10: AIQM Guidance on Assessment of Odour for Planning
- Annex 11: Detailed Planning Application Air Quality Assessment Remediation, Site Preparation on Enabling Works)
- Annex 12: Odour Impact Assessment (October 2024 and February 2025 within EIA SoC)
- Annex 13: WSP Response to Cogan Review (May 2025 within EIA SoC)
- Appendix 9: Noise and Vibration
 - Annex 1: Noise Survey Results
 - Annex 2: Noise Modelling Results
 - Annex 3: Road Traffic Calculation Results
- Appendix 10: Daylight, Overshadowing and Solar Glare
 - Annex 3: Daylight Results
 - Annex 4: Overshadowing Results
 - Annex 5: Solar Glare Viewpoints
- Appendix 11: Wind Microclimate
 - Annex 1: Legislation, Planning Policy and Guidance
 - Annex 2: Computational Fluid Dynamics Methodology
 - Annex 3: Wind Climate Methodology
- Appendix 12: Ecology and Biodiversity
 - Annex 1: Ecological Assessment
 - Annex 2: Intertidal and Aquatic Habitat Survey Report
- Appendix 13: Transport
- Appendix 14: Ground Conditions
 - Annex 1: Beckton Redevelopment Phase 1 PRA Issue
 - Annex 2: Legislation, Planning Policy and Guidance
- Appendix 15: Archaeology
 - Annex 1: Archaeological Desk Based Assessment
 - Annex 2: Correspondence with GLAAS
- Appendix 16: Flood Risk and Water Resources
 - Annex 1: Flood Risk Assessment (June 2025 within EIA SoC)
 - Annex 2: Drainage Strategy (June 2025 with EIA SoC)
 - Annex 3: Flood Wall Breach Analysis (June 2025 within EIA SoC)
- Environmental Statement of Conformity (EIA SoC) (Prepared by Trium – Dated 6th June 2025)

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

3. Written Scheme of Investigation (WSI)

Prior to the commencement of remediation and site preparation works (where commencement for these purposes includes demolition and site clearance works), a Stage 1 Written Scheme of Investigation (WSI) shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

Reason: The site lies in an area of archaeological interest, and to protect and preserve archaeological remains. This condition is required prior to Commencement to protect and preserve potential archaeological assets and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

4. Enabling Works Construction Environmental Management Plan (CEMP)

Prior to the commencement of remediation and site preparation works (where commencement for these purposes includes demolition and site clearance works) a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of:

- Air pollution control measures compliant with the GLA 'The Control of Dust and Emissions During Construction and Demolition' SPG. Specifically:
 - an air quality and dust risk assessment
 - an 'air quality and dust management plan'
 - monitoring proposals
 - Non-road mobile machinery emissions including registration of the site at the GLA web site: <https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>
- An assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, vibration, dust, smoke, odour control) accompanied by mitigation measures addressing all matters relevant to the site
- For the control of noise and vibration, reference shall be had to BS 5228 'Code of practice for noise and vibration control on construction and open sites'
- Community liaison to give clear information to residents and others in advance in writing about potential disturbances/disruptions e.g. from noise, dust, or disruption of traffic, incidents, etc.

The development shall be undertaken at all times in accordance with the approved CEMP.

Reason: To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area and wider environment. It is necessary for this condition to prevent commencement of the development until the requirements have been met as the timing of compliance is fundamental to grant of planning permission.

5. Enabling Works Construction Logistics Plan (CLP)

No remediation or site preparation works shall commence on site until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted Construction Logistics Plan (CLP) shall include:

- a) An assessment of the cumulative impacts of construction traffic;
- b) Details of the likely volume of construction trips and any mitigation measures, such measures to include scheduling deliveries such that no HGV movements will take place during peak periods;
- c) Site access arrangements;
- d) Booking systems;
- e) Construction phasing;
- f) Vehicular routes, including routes to site for construction traffic and deliveries;
- g) Wheel washing facilities;
- h) Scope for load consolidation to reduce generated road trips;
- i) An investigation of the use of rail and/or water-based freight during construction, either directly to the site or for nearby suppliers using rail or river freight;
- j) Full breakdown of the timing and details of construction works and their impacts on the public highway and private roads and upon transport infrastructure and operations;
- k) Proposed temporary parking suspensions and any temporary parking solutions;
- l) Neighbour and Public Relations Strategy;
- m) Protection of vulnerable road users such as cyclists and pedestrians on the public highway and private roads including CLOCS and FORS (minimum Silver level) accreditation; and
- n) Protection of LU Bus and DLR infrastructure from accidental damage and all other vehicle impacts and access to/from the DLR and highways depots.

The CLP shall be implemented as approved.

Reason: To safeguard against adverse impacts on the free flow of traffic on local roads and the amenities of the area and safety of road users. This condition is required prior to Commencement because the impacts to the highway may detrimentally impact upon the local road network and is fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission and in the interest of bus and railway infrastructure protection and operations.

6. Contaminated Land

No remediation or site preparation works shall commence on site until an investigation into ground conditions is undertaken in accordance with government guidance: [Land contamination risk management \(LCRM\) - GOV.UK](https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm)¹

The report of the investigation and proposals for any remediation required shall be submitted to and approved in writing by the Local Planning Authority prior to construction works.

All works shall be carried out/implemented in accordance with the details approved.

As soon as reasonably practicable and before the occupation of any remediated area of the site, a validation report shall be submitted to and approved by the Local Planning Authority in writing, demonstrating that remediation works were undertaken and completed in accordance with the approved remediation strategy.

Reason: To safeguard the public, the environment and surface/groundwater as this site is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans, or the environment. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.

7. Flood Defence Scheme

No part of the development within 16 metres of any flood defence asset including any buried elements (other than that which is required under item A below), shall be commenced until the following survey and schemes have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency:

- A. A detailed and intrusive condition survey of the existing flood defence and river wall including all types of buried elements, to determine the full condition of the defences.
- B. A scheme, based on the results of the condition survey required under Item A above for the refurbishment and/or replacement of the existing flood defence and river wall in line with *Figure 8-9 'Proposed flood defence backstop solution' of the submitted FRA (Beckton Riverside Phase 1 Flood Risk Assessment, dated June 2025, reference 2317-BRL-06-XX-RP-C-0001, revision P09)* to ensure the flood defence and river wall provides sufficient protection for the lifetime of any future development on the site (pursuant to application 24/00989/OUT). The scheme shall include timeframes and phasing for all aspects of flood defence works, including the raising of the defences in line with the Thames Estuary (TE2100) Plan.
- C. A scheme for long-term monitoring and maintenance of any flood defence.

Reason: To reduce the risk of flooding associated with the proposed development and future occupants and to ensure the structural integrity of the existing flood defences thereby reducing the risk of flooding.

8. TfL Infrastructure Protection

Prior to the commencement of remediation and site preparation works (where commencement for these purposes includes demolition and site clearance works) the

¹ <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

following documents, in consultation with London Underground/DLR, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) A Ground Movement and Impact Technical Note to confirm groundworks will not cause heave or load change to a scale which will impact the Depot;
- b) A Technical Note on the potential for introducing new water paths around LU/DLR infrastructures due to the permanent and temporary works;
- c) Provide a hydrology technical note to demonstrate if the development will change the water table adjacent to DLR/LU infrastructures if applicable.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not adversely impact upon existing DLR transport infrastructure.

9. Long-Term Monitoring

Prior to the occupation of development on the relevant land or any part thereof, a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, shall be submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures.

10. Previously Unidentified Contamination

If, during remediation works, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved prior to any occupation of the relevant land.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

11. Decommission of Investigative Boreholes

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme, as approved, shall be implemented prior to the occupation of each phase of development.

Reason: The submitted planning application indicates that boreholes have been installed at the site and that further boreholes will need to be installed at the development site to investigate groundwater resources. If these boreholes are not decommissioned correctly, they can provide preferential pathways for contaminant movement which poses a risk to

groundwater quality, and to ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies.

12. Hours of Operation

The operations on site shall only be carried out in accordance with the following:

- a) No construction or building works shall be carried out on the site except between the hours of 08:00 and 18:00 on Monday to Friday, between 08:00 to 13:00 on Saturdays, and at no time on Sundays, Statutory Holidays and Bank Holidays.
- b) Deliveries of construction and demolition materials to and from the site by road shall take place between the hours of 08:00 and 18:00 Monday to Friday, between 08:00 to 13:00 on Saturday and at no time on Sundays, Statutory Holidays and Bank Holidays.

Reason: To ensure that the construction does not prejudice the ability of neighbouring occupiers' reasonable enjoyment of their properties.

Informatives

1. Working with the Applicant

In dealing with this application, the Local Planning Authority (LPA) has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the LPA has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. Community Infrastructure Levy (CIL)

Development in Newham may be subject to the Community Infrastructure Levy Regulations 2010 (as amended). There are two charging schedules in effect; the Mayor of London's CIL charging schedule (MCIL2) and the borough's own CIL charging schedule. The collecting authority will confirm the levy due on any development following the grant of planning permission and liaise with the relevant parties to ensure payment and the processing of any claims for relief or exemption. You can find further information in respect of CIL by searching 'Community Infrastructure Levy' on the Newham and GLA websites – www.newham.gov.uk and www.london.gov.uk

3. Approved Drawings

The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

4. Written Scheme of Investigation (WSI)

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

5. Construction Environmental Management Plan

In preparing the Construction Environmental Management Plan, regard shall be had to Guidance on Monitoring in the Vicinity of Demolition and Construction Sites and Guidance on the Assessment of dust from demolition and construction both published by the Institute of Air Quality Management.

6. Contaminated Land

In dealing with contaminated land, the applicant shall have regard to:

- A. Land Contamination: risk management. Land contamination risk management (LCRM) - GOV.UK (www.gov.uk)
- B. CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings
- C. CIRIA report C735 - Good practice on the testing and verification of protection systems.

It is recommended that the Environment Agency is consulted about any issues with regard to the contamination and remediation of ground or surface water.

7. Flood Risk Permitting

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert including any buried elements (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549 or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

8. DLR Assets

The applicant is advised to contact TfL Property team in relation the occupation of DLR assets prior to the commencement of the works.

9. Burning of Waste

No burning of waste shall be carried out within the site at any time.

10. Gas Infrastructure

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting <https://cadentgas.com/our-services/gas-diversions>

Prior to carrying out works, including the construction of access points, please register on www.linsearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

11. Marine Licensing

Works activities taking place below the mean high-water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.

Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence.

Applicants should be directed to the MMO's online portal to register for an application for marine licence <https://www.gov.uk/guidance/make-a-marine-licence-application>

You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in English waters.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/2026/0250/S3. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 39 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

insert signature

Allison Flight

Interim Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the 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.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>

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.

Purchase Notices and Compensation

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 the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.