

DRAFT DECISION



Approve Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

RPS Chapman Warren
No 1 Harewood Yard
Harewood
Leeds
LS17 9LF

Application at: Flares PH 6 Tanner Row York YO1 6JB
For: Erection of first floor pitched and flat roof extension over existing flat roof to rear
By: Six Continents Retail
Application Ref No.: 01/02437/FUL
Application Received on: 22 August 2001

CONDITIONS OF APPROVAL:

1 The development shall be begun not later than the expiration of five years from the date of this permission.

Reason: To ensure compliance with Sections 91 to 93 and Section 56 of the Town and Country Planning Act 1990.

2 The development shall not be carried out otherwise than in complete accordance with the plans as originally submitted and later amended by the revised drawings listed below and received on the date indicated, or as may otherwise be agreed in writing with the Local Planning Authority.

Drg No.M/01A received 31.8.01, 451/02A received 4.9.01

Reason: To achieve an acceptable form of development.

3 All heating and air conditioning plant, including fume extraction and odour control equipment, shall be installed in accordance with the approved details and thereafter operated and maintained to the manufacturers' specifications.

Reason: In the interests of visual amenity and to protect the amenities of occupants of adjoining properties.

4 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

5 Before the use hereby permitted is commenced, full length self closing doors shall be installed at all entrances to the premises. The doors shall thereafter be retained and used in an effective manner for the period of this use.

Reason: To safeguard the amenities of members of the public and of occupants of adjacent properties.

6 No loudspeakers shall be installed or used on the exterior of the premises.

Reason: To safeguard the amenities of the area.

Date:13 November 2001



M.Slater
Assistant Director (Planning & Sustainable Development)

FOR RIGHTS OF APPEAL, SEE OVERLEAF