

# Brecon Beacons National Park Authority



## Town and Country Planning Act 1990

## Town and Country Planning (General Development Procedure) Order 1995

### NOTICE OF DECISION

**Applicant/Agent:**  
Mr M Chamberlain

**Application Reference:**  
15/12698/FUL

The Firs  
Gilwern  
Monmouthshire  
NP7 0AB

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby grants **PERMISSION** for the following development:

**"Removal of existing rear conservatory and provision of rear garden room and side extension" (Full Application) at The Firs, Abergavenny Road, Gilwern, Monmouthshire NP7 0AB**

subject to the following condition(s):

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP2v1, NP3v2 and NP5v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The biodiversity enhancement scheme as shown on drawing NP5v1 shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

#### Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP

#### Informative Notes:

- 1 The proposed development site is crossed by a public sewer main with the approximate position being marked on the attached record plan. No development (including the raising and lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Developer Services 0800 917 2652.
- 2 Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000

**Policies considered relevant to this decision:**

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**Signed:** *J. W. Allen*

**National Park Authorised Officer**

**Date:** *5<sup>th</sup> November 2015*

**Brecon Beacons National Park Authority**