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Please ask for: Mrs R Bates
Miss A McSherry
Our Ref: 10/00907/FUL
Your Ref:

Planning Services
Stuart House East Wing
St John's Street
Peterborough
PE1 5DD
DX 12310 Peterborough 1
Telephone: 01733 747474

MKSI Community Of Peterborough
C/O B M Design Consultancy
Archdeaconry House
Gravel Walk
Peterborough
PE1 1YU

18 April 2011

Dear Sir/Madam

Planning Application: Construction of multi purpose hall, conference area(s), library, ICT rooms, store room, other associated facilities and additional car parking spaces to be used in association with the existing mosque at Burton Street Mosque Burton Street Eastgate Peterborough

We are pleased to enclose your formal notice of planning permission for the above development and we ask for your co-operation to develop in line with your approved plans. This will avoid the need for any enforcement action.

In the event that you wish to change your proposal, please contact your case officer who will advise you on whether the change can be dealt with as a "non-material" or "material" amendment. In either case you will have to complete a form and provide fresh drawings.

We would like to draw your attention to 'precedent conditions' which must be complied with. Please check your Decision Notice carefully and familiarise yourself with its requirements, allowing plenty of time for the conditions to be complied with before work commences. If these conditions are ignored you will invalidate your consent and you will need to resubmit a further planning application.

The applicant is reminded that a subsequent application may be required for the discharge of some of the conditions attached to this planning permission. The required application form for discharge of conditions can be downloaded at www.peterborough.gov.uk. In the interests of expediency and clarity, please ensure that the required details are submitted in duplicate and the supporting information is clearly separated and referenced to each individual condition. Copies of plans or supporting documents which relate to multiple conditions should be attached to each bundle of information relating to each individual condition. The requisite fee to accompany each discharge of condition request should also be attached. For further information please contact the Planning Department on 01733 453410.

You should also be aware that the applicant has the right to appeal against a condition, please see www.planning-inspectorate.gov.uk for details. If you are concerned about any condition you should contact the case officer Miss A McSherry in the first instance for advice.

N.B. We are interested in finding out what you thought of our service and how we might make it better. To give us feedback please go to <http://consult.peterborough.gov.uk/portal> and select the Planning Services Customer Survey.

Yours faithfully


Head of Planning, Transport and Engineering Services

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990

Reference: 10/00907/FUL

Decision Date: 18 April 2011

Proposal	Construction of multi purpose hall, conference area(s), library, ICT rooms, store room, other associated facilities and additional car parking spaces to be used in association with the existing mosque
At	Burton Street Mosque Burton Street Eastgate Peterborough
Applicant	MKSI Community Of Peterborough
Date Received	5 July 2010

PERMISSION IS GRANTED for this application in accordance with the following plans, drawings and documents:

Title	Reference – Drawing No.	Version No.	Dated
Location Plan	LOCATION PLAN		
Drawing	01	B	
Block Plan	SITE PLAN	101	
Proposed Ground Floor Plan		102	
Proposed First Floor Plan		103	
Proposed Floor Layout	AND PART SITE PLAN	104	
Proposed Elevations		105	
Proposed Elevations	ANNEX	106	
Proposed Elevations	STREET ELEVS	107	

Reason for decision:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- It is considered the height, scale and mass of the extension would form an acceptable relationship with the existing mosque building and would not appear unacceptably dominate or visually harm the character of the area.

- It is considered the siting, height, scale and mass of the proposed extension would not have an unacceptable overbearing impact on adjacent residential sites so long as the side first floor windows are fixed and obscure glazed their privacy would not be adversely affected.

- It is therefore considered that the proposed development would be in accordance with Policies CS16 and CS13 of the Core Strategy.

Permission is granted subject to the following conditions and reasons:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings; hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of Peterborough Core Strategy (2011).

- C 3 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. These facilities shall be in accordance with details which have been approved in writing by the Local Planning Authority.

Reason: In the interests of Highway safety, in accordance with Policy CS14 of Peterborough Core Strategy (2011).

- C 4 If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with PPS23 Planning and Pollution Control.

- C 5 Prior to the first occupation of the extension the area shown for the purposes of parking/turning on plan 01B shall be drained and surfaced in accordance with the approved details. That area shall thereafter be retained for the purpose of the parking/turning of vehicles in connection with mosque in perpetuity.

Reason: In the interest of Highway safety, in accordance with Policy CS14 of the adopted Peterborough Core Strategy DPD and T10 of the Peterborough Local Plan (First Replacement).

- C 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re enacting that Order with or without modification), no windows shall be inserted into any side elevation of the permitted extension other than those expressly authorised by this permission or those expressly authorised by any future planning permission.

Reason: In order protect the amenity of the adjoining occupiers or the visual amenity of the area, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

- C 7 No.106 Star Mews shall not be occupied or used at any time other than for purposes associated with the mosque and shall not be occupied, leased or rented as a separate independent dwelling.

Reason: The mosque extension could unacceptably impact on the residential amenity of future occupiers therefore this development is only acceptable as ancillary accommodation in accordance with Policy CS16 of the adopted Peterborough Core Strategy.

C 8 Before the development hereby permitted is first occupied, the proposed window(s) on the first floor of the side elevations shall be level 3 obscure glazed (or alternatively obscure glazed bricks may be used) , and non opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall subsequently be retained as such.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the adopted Peterborough Core Strategy DPD.

C 9 Prior to the commencement of development hereby approved, a Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The details of the CMP shall include (but not exclusively) the following:-

- Parking, turning and unloading areas for delivery vehicles
- Parking and turning for contractors vehicles
- Site compound area
- Wheel washing facilities that shall be capable of washing the chassis and underside of the vehicles
- Construction routes to the site

The development shall be undertaken in accordance with the approved CMP.

Reason: In the interests of the safety in accordance with Policy CS14 of the adopted Peterborough Core Strategy Development Plan Document.

The notes on the following sheet should be read in conjunction with this decision notice.

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Head of Planning, Transport and Engineering Services

The following notes should be read in conjunction with decision notice 10/00907/FUL

Notes Relating to this Decision

- 1 **The Mosque's traffic management team should continue to manage the on site car parking, particularly at busy times. They should also have regular liaison with the Police for special events e.g. weddings and funerals etc, to ensure that all events which are likely to attract increased numbers of visitors are adequately managed to prevent disruption for all other roads users.**
- 2 **Building Regulation approval is required for this development. For further information contact the Building Control Section on 01733 453422 or email buildingcontrol@peterborough.gov.uk.**

General Notes

- 1 Planning permission does not constitute approval under the Building Regulations or Bye-law approval relating to new streets and buildings.
- 2 It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

Legal Notes

Notes Relating to Appeals to the Secretary of State

- 1 The applicant has a **right to appeal** to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel 0117 372 6372) or web site www.planning-inspectorate.gov.uk.
- 2 If you want to appeal, you must do so within six months of the date of this notice.
- 3 The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 4 The Secretary of State need not consider an appeal if it seems to him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of 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 to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

UK Ceed

Peterborough's UK Centre for Economic & Environmental Development (UK CEED) is researching aspects of the disposal, segregation & recycling of waste from construction and demolition activities. This is taking place at the Ecotrade Centre, Welland Road, Dogsthorpe, which is testing new approaches to material reuse and recycling. You can participate in the research at this facility by bringing waste material, and at the same time benefit from cost savings, and ensuring compliance with legislation. For more information contact Cristina Royo , UK CEED, 48 Broadway, Peterborough PE1 1SB; telephone 01733 311644 or e-mail c.royo@ukceed.org.

Starting Work too soon

If you start work on this development before complying with conditions that require to be met before work starts, your action has made this planning permission invalid. A fresh planning application will then be required, with the associated cost and delay.

Street Naming and Numbering

If your proposal requires an address, it is imperative that you contact the Highway Infrastructure Group who are the Naming and Numbering Authority for the Peterborough Area. This includes the sub-division of premises, which will provide multiple occupancy for both residential and commercial buildings.

Please note this is not a function covered by your planning application but is a statutory obligation of the Local Authority, and is not chargeable and must be dealt with as a separate matter.

Please contact the Technical Assistant, Highway Maintenance Team on 01733 453585 for details of the procedure or email highwayssection@peterborough.gov.uk.