ER 066 696

BUILDING WARRANT

Building (Scotland) Act 1959, Section 6

East Renfrewshire COUNCIL

This warrant is granted by **EAST RENFREWSHIRE COUNCIL** in connection with the application by

Mr Shenkin

dated **14.5.98** for the ~~erection/alteration~~/**extension**/~~change of use~~ * of a

building/~~**buildings**~~* at **10 Matherton Avenue, Newton Mearns**

The reference number of this warrant is **BC/355/98**

The following conditions apply:-

1. The building(s) shall be ~~**erected**/**altered**~~/**extended** * in accordance with any necessary plans (including drawings, specifications and other particulars) accompanying the application and in accordance with the Building Standards (Scotland) Regulations 1990.

2. ~~The conditions specified in the relaxation direction given by the Secretary of State / the local~~ authority, reference No. _____ dated _____ shall be observed.

*3. The limited life building(s) shall be demolished on or before the expiry of the period of _____ years from the date on which the certificate of completion in respect of the building was granted.

*4a. This warrant relates to

_____ stage(s)

Work on any further stage(s) shall not commence until sufficient information has been supplied to the local authority as below:

*4b. Stage(s) of warrant not yet granted

A copy of the plans is returned duly endorsed

_____ (signed) for **EAST RENFREWSHIRE COUNCIL**

9th June, 1998 (date)

*Delete as appropriate

NOTES

1. This warrant is valid for work started and completed within 3 years of the date which it was granted, unless an extension is granted by the local authority. Any extension can be granted only during the period of validity of the warrant.

2. The person who is carrying out the building operations should notify the local authority:

   a. in writing, of the date on which work starts, within 7 days of that date:

   b. when any drain has been laid and is ready for inspection or test:

   c. in writing, of the date on which work is completed, unless a certificate of completion has been already applied for.

3. You must obtain a certificate of completion before using or occupying the building(s) unless the local authority have agreed to temporary occupation.

4. The local authority must either grant the certificate of completion or give reasons for refusal within 14 days of an application for a certificate of completion being received and there is a right of appeal to the Sheriff against refusal.

WARNING

THIS WARRANT DOES NOT EXEMPT YOU FROM OBTAINING OTHER TYPES OF PERMISSION NECESSARY, E.G. PLANNING PERMISSION OR LISTED BUILDING CONSENT. CONSULT THE LOCAL AUTHORITY IF IN ANY DOUBT.

THE ISSUE OF A CERTIFICATE OF COMPLETION (SEE NOTE 3) IS NO GUARANTEE OF STANDARD OF WORKMANSHIP. APPLICANTS ARE STRONGLY ADVISED TO ENGAGE THEIR OWN PROFESSIONAL ADVISERS AT ALL STAGES OF CONSTRUCTION.

EAST RENFREWSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

CONDITIONAL PLANNING APPROVAL

Ref. No. TP/98/0185

Mr A Shenkin
10 Matherton Avenue
Newton Mearns
G77 5YE

Per agent:- Grant Design
66 Berkeley Street
Glasgow
G3 7DS

With reference to your application dated 08/04/98 for planning permission under the abovementioned Act and Orders for the following development, viz:-

Erection of rear extension

at: 10 Matherton Avenue, Newton Mearns

the Council in exercise of their powers under the abovementioned Act and Orders hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application.

To comply with the provisions of Section 58 of the abovementioned Act, the said development must be begun not later than the expiration of five years beginning with the date of this permission, except that if outline planning permission, as defined by Section 59 of the abovementioned Act, has previously been granted for said development, it must be begun not later than the expiration of five years from the date of that outline planning permission or the expiration of two years from the final approval of all reserved matters, whichever is the later.

The approval is subject to the following condition(s):-

1. The erection of a 1.8 metre high fence to be erected along the boundary with no.12 Matherton Avenue for a distance of 2.5 metres from the existing rear building line of the house towards the back of the garden prior to the completion of the conservatory.

   Reason: *In the interests of residential amenity.*

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated 29th May 1998

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Director of Environment,
East Renfrewshire Council,
Council Headquarters
Eastwood Park, Rouken Glen Road,
Giffnock, East Renfrewshire G46 6UG
Tel. No. 0141 577 3000

NOTES FOR APPLICANT

PLANNING PERMISSION

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission of Approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 47 of the Town and Country Planning (Scotland) Act 1997 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(2) If permission to develop land is refused or granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the local planning authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Section 88 of the Town and Country Planning (Scotland) Act 1997.

(3) Any notices of appeal should be sent to The Secretary of State, The Scottish Office Inquiry Reporters Unit, Scottish Development Department, 2 Greenside Lane, Edinburgh EH1 3AG and at the same time to the Director of Environment, East Renfrewshire Council, Eastwood Park, Rouken Glen Road, East Renfrewshire G46 6UG.

ADVERTISEMENT CONSENT

(1) All advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the planning authority.

(2) Any hoarding or similar structure, or any sign, placard, board or device, erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition to the reasonable satisfaction of the planning authority.

(3) Where any advertisement is required under the Regulation to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the planning authority.

(4) Before an advertisement is displayed on land the permission of the owner of that land or other person entitled to grant permission shall be obtained.

LISTED BUILDING CONSENT

(1) If the applicant is aggrieved by the decision of the planning authority to refuse listed building consent for the proposed works, or to grant such consent subject to conditions, he may by notice served within 6 months of the receipt of this notice, appeal to the Secretary of State in accordance with Section 18 of the Planning (Listed Buildings and Conservations Areas) (Scotland) Act 1997 as also applied to buildings in conservation areas by Section 66 of that Act. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the planning authority in regard to the proposed works are in progress.

(2) If listed building consent is refused, or granted subject to conditions, whether by the planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the planning authority to whose district the land is situated a listed building purchase notice requiring that authority to purchase his interest in the land in accordance with the provisions of Section 28 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

EAST RENFREWSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

PLANNING APPROVAL

Ref. No. TP/99/0039

Mr A Shenkin
10 Matherton Avenue
Newton Mearns
G77 5EY

Per Agent:- Grant Design
66 Berkeley Street
Glasgow
G3 7DS

With reference to your application dated 25/01/99 for planning permission under the abovementioned Act and Orders for the following development, viz:-

Erection of rear extension

at:- 10 Matherton Avenue, Newton Mearns

the Council in exercise of their powers under the abovementioned Act and Orders hereby grant planning permission for the said development in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application.

To comply with the provisions of Section 58 of the abovementioned Act, the said development must be begun not later than the expiration of five years beginning with the date of this permission, except that if outline planning permission, as defined by Section 59 of the abovementioned Act, has previously been granted for said development, it must be begun not later than the expiration of five years from the date of that outline planning permission or the expiration of two years from the final approval of reserved matters, whichever is the later.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated 2nd March 1999

Director of Environment
East Renfrewshire Council
Council Headquarters
Eastwood Park, Rouken Glen Road
East Renfrewshire
G46 6UG
Tel. No. 0141 577 3000

NOTES FOR APPLICANT

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(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission of Approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 47 of the Town and Country Planning (Scotland) Act 1997 within six months of receipt of this notice. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.

(2) If permission to develop land is refused or granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the local planning authority a purchase notice requiring the purchase of his interest in the land in accordance with the provisions of Section 88 of the Town and Country Planning (Scotland) Act 1997.

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