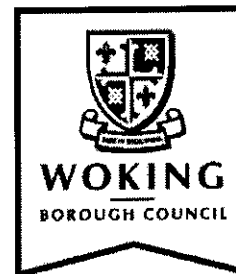


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**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**DECISION NOTICE: GRANT PLANNING PERMISSION  
(subject to conditions)**

*This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purpose of any other statutory provision whatsoever.*

Woking Borough Council, in pursuance of their powers under the above mentioned Act and Order **GRANTS** full planning permission for the following development as shown on the drawings submitted and subject to the conditions specified in the Schedule below:-

**SCHEDULE**

<b>Reference:</b>	<b>PLAN/2007/0688</b>	<b>Application Type: FULL</b>
<b>Proposal:</b>	Demolition of two existing 4 storey commercial buildings, MVA and Select House. Erection of new commercial building of 17 storeys plus ground floor and roof top plant. Levels 2 to 17 use class B1 (office) floor space, ground, first floor and part top storey (17 plus mezzanine) to include use class A3/A4 restaurant/bar and D1 community facilities. 77 car parking spaces in basement, 90 cycle spaces and 19 motorcycle spaces (amended description).	
<b>Location:</b>	MVA House 11 - 13 Victoria Way , And Select House Victoria Way, Woking, Surrey GU21 6DD	

**Conditions** (See next page.)

Ray Morgan OBE Chief Executive  
Douglas J. Spinks Deputy Chief Executive  
Mark Roit Director of Neighbourhood Services



2005-2006  
Sustainable Energy  
2007-2008  
Promoting Sustainable  
Communities Through  
the Planning Process



INVESTOR IN PEOPLE



## Conditions

01. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason:

To accord with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

02. ++ Prior to the commencement of the development hereby approved samples of the materials to be used in the external elevations shall be provided by means of sample boards and panels which shall be constructed on site in an accessible location and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interests of the visual amenities of the area

03. ++ No development shall take place until details and/or samples of all surfacing materials, including those to all access driveways/forecourts etc. have been provided by means of sample boards and panels on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To secure a satisfactory appearance.

04. The areas identified for Use Classes A3/A4 on approved plan reference L(PA) 100 PA1 Rev PA2 (General Arrangement Level 0 Ground Floor) and L(PA)109 Rev PA2 (General Arrangement Level 17)), both plans received on 03.12.07, or any other area in a similar location within the building and of similar floor area that may first be approved in writing by the Local Planning Authority shall be used solely for the specified purpose or any permitted change of use.

Reason:

To secure an appropriate and balanced mix of uses

05. The areas identified for Use Class D1 on approved plan reference L(PA) 101 PA1 Rev PA2 (General Arrangement Level 1) received on 03.12.2007, or any other area in a similar location within the building and of similar floor area that may first be approved in writing by the Local Planning Authority, shall be used solely for the specified purpose.



Reason:

To secure an appropriate and balanced mix of uses

06. The development shall be completed in accordance with the Energy Demand and Renewable Technology Statement as amended and received by the Local Planning Authority on 28.08.2007 and included in the Planning Application Reports as section 5 unless otherwise agreed in writing by the Local Planning Authority. The approved scheme shall be fully installed and implemented in accordance with the agreed details before the building on the site is first brought into use. The agreed details to be complied with thereafter unless the prior written agreement of the Local Planning Authority is obtained.

Reason:

To comply with the requirements of Structure Plan Policy SE2.

07. ++Prior to the building hereby approved being first occupied details of all screen and boundary walls, fences, hedges and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority, and such approved means of enclosure to be erected and hedges etc. planted in accordance with the approved details before the building are first occupied, unless the Local Planning Authority otherwise first agrees in writing. Any hedges and/or enclosure and boundary planting included in the scheme shall be maintained for a period of 5 years, from the time of planting, including the replacement of any plant which may die.

Reason:

To secure a satisfactory form of treatment.

08. +++Prior to first occupation of the development the shower and locker facilities shall be provided in accordance with the approved plans and shall be retained and made available for use thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To promote the use of alternative means of transport to the private car.

09. The parking bays provided on site shall be used solely by occupiers of the development and shall be made available for use on an allocated basis only. Access to the basement shall not be available to any user who has not been allocated a space. Prior to the first occupation of the development a scheme to secure these requirements to be submitted to and approved in writing by the Local Planning Authority.

Reason:



To ensure that provision for service vehicle parking clear of the highway is available in the interests of highway safety.

10. ++Prior to the commencement of the use hereby approved adequate arrangements shall be made for the storage and disposal of refuse from the premises. Details of such arrangements should be submitted to and approved in writing by the Local Planning Authority.

Reason:

To protect the visual and residential amenities of the area especially nuisance by reason of smell, insects or rodent pests.

11. ++ Prior to the commencement of construction of the development hereby approved details of all plant and equipment necessary to provide suitable ventilation and filtration equipment in the commercial cooking areas so as to prevent a nuisance being caused by reason of smell shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason:

To protect the amenities of the adjoining premises and prevent nuisance arising from smell.

12. ++ No development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of street trees, hedges, shrubs, herbaceous plants and areas to be grassed as appropriate. The landscaping shall be carried out in the first planting season (November - March) after completion of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of amenity and to preserve and enhance the character and appearance of the locality.

13. ++The smoking shelter as shown on the approved plans shall be provided and made ready for use prior to the first occupation of the development and shall be retained for use thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the proper planning of the site and to prevent the entrance to the site being used for such purpose.



14. Prior to the submission of the first advertisement application for the site a signage strategy to be submitted to and approved in writing by the Local Planning Authority. All subsequent advertisement applications to comply with the agreed strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the visual impact of the building

15. Details of any external lighting including floodlighting shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The lighting shall be implemented and operated in accordance with the approved details.

Reason:

To protect the appearance of the surrounding area and the residential amenities of the neighbouring properties.

16. ++Prior to the first occupation of the of development, but only at such time as the development is substantially complete, a report assessing the impact of the development upon television and radio reception to neighbouring residents, following the recommendations made in the Electromagnetic Compatibility Report submitted with the application and making any further recommendations deemed necessary for mitigation of any negative impact caused by the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall be fully implemented prior to first occupation of the building hereby approved and shall be retained in operation as agreed thereafter.

Reason:

To preserve the existing amenities of the adjoining premises in accordance with the advice contained in PPG8 'Telecommunications'.

17. ++ Development shall not begin until details of foul and surface water drainage and sewerage 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:

To ensure adequate drainage



18. Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as must be agreed with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users

19. ++ Prior to the commencement of development details of the type of and siting of 1 bird of prey box on the site shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be agreed shall then be erected on the site before the occupation of the first dwelling agreed and shall be retained as agreed thereafter.

Reason:

To encourage biodiversity.

20. ++Prior to the commencement of development, a scheme for the provision of a green roof to be submitted to and approved in writing by the Local Planning Authority. If such a scheme is not to be provided a statement providing a reasoned justification for non-provision to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To encourage biodiversity.

21. Notwithstanding the provisions of Article 3 and Schedule 2 Part 25 and Class A of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders amending or re-enacting that Order with or without modification) no satellite dishes, microwaves antenna shall be erected on the building hereby approved without the prior written consent of the Local Planning Authority.

Reason:

To ensure that any satellite dishes erected on the building do not adversely affect the appearance of the area

22. ++ No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:



To allow the site to be investigated for archaeological purposes before development commences on the site

23. ++Prior to the commencement of the development a detailed survey of road and railway noise and vibration and any other background noise shall be carried out and submitted to the Local Planning Authority for approval in writing. The approved survey shall provide a benchmark as to the background noise levels to be attained post construction. The measures necessary to mitigate any adverse effects upon the occupiers of neighbouring residential properties shall be submitted to and approved in writing to the Local Planning Authority. Such measures as may be agreed in writing shall be fully implemented prior to the building being first brought into use and shall be retained thereafter.

Reason:

In the interests of the health and amenity of the occupiers of neighbouring residential properties.

24. The level of noise emitted from the site shall not exceed the levels as agreed with reference to condition 23 above when measured from the southern boundary of the site.

Reason:

To protect the occupants of nearby residential properties from noise disturbance.

25. ++ Prior to the use hereby approved being first brought into use, details shall be provided to indicate the number, position and design of any litter bins or receptacles to the front of the premises. Such details to be approved in writing by the Local Planning Authority. The works shall be carried out as approved and completed before the use hereby approved commences.

Reason:

To preserve the visual amenities of the area particularly from litter

26. ++The detailed external design, materials and appearance of the shop front to the ground floor A3/A4 unit to be submitted to and approved in writing by the Local Planning Authority and such details as may be agreed to be implemented prior to the first occupation of the unit and retained as such thereafter.

Reason:

In the interests of visual amenity and to secure a properly planned development.



27. ++On completion of the development the roof of the building shall be fitted with a low intensity red aviation warning light in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The light to be maintained and retained for use thereafter

Reason:

In the interests of aviation safety

28. ++Prior to the commencement of the development, details of the provision of decorative screening to the shop front on the ground floor units referred to in condition 26 above shall be submitted to and approved in writing by the local planning authority and such details as may be agreed shall be implemented as soon as the units are constructed and retained until the units are ready to be occupied.

Reason:

In the interests of visual amenity until the units are occupied

29. ++Prior to the commencement of development a report detailing the means by which an "excellent" BREEAM rating is to be achieved to be submitted to and approved in writing by the Local Planning Authority, unless a reasoned justification is put forward that demonstrates why this cannot be achieved has first been agreed by the Local Planning Authority.

Reason:

To promote sustainable forms of development.

30. The development shall be completed in accordance with the details and mitigation measures set out in the Engineers Planning Report submitted with the application.

Reason:

To ensure an appropriate form of development which respects the amenities of neighbouring properties and the environment.

31. The finished floor levels of the development shall be in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that an appropriate form of development.





32. ++Prior to commencement of the development details of the provision of electric vehicle charging points for no less than 20% of all parking bays within the basement shall be submitted to and approved in writing by the local planning authority and such details as agreed shall be implemented prior to commencement of use of the building and retained for use thereafter.

Reason:

To promote sustainable development

33. ++Before the first occupation of floorspace in excess of 2500square metres on the development site the proposed:
- (a) improvements to pedestrian crossing facilities in Church Street West by Victoria Way, and
  - (b) improvements to pedestrian crossing facilities in Victoria Way by Church Street West, and
  - (c) other highway works associated with (a) and (b) above, shall be constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority but generally in accordance with Peter Brett Associates' drawing number Figure 13.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance.

34. ++Before the development is first occupied the proposed accesses onto Church Street West shall be constructed and provided with visibility zones in accordance with the approved plans and the visibility zones shall be kept permanently clear of any obstruction.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance

35. ++Before the development accesses onto Church Street West are brought into use the proposed alterations to the central traffic island in Church Street West by Victoria Way intended to deter vehicles from:
- (a) turning right from the street into the proposed sites accesses, and
  - (b) turning right from the site into the street, shall be constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority but generally in accordance with Peter Brett Associates' drawing number Figure 13.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance



36. ++Before the development service vehicle access onto Church Street West is brought into use a site servicing strategy in accordance with the intentions set out in Peter Brett Associates' application document titled "Land at Victoria Way Woking Framework Travel Plan dated December 2007" and intended to:
- (a) prevent the parking of vehicles that are not undertaking servicing, loading and unloading activities in the site servicing area, and
  - (b) manage vehicle access to / from the site servicing area, shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance

37. ++Before the development is occupied any existing redundant access(es) from the site to Victoria Way and Church Street West shall be permanently closed and any kerbs and footway fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance

38. ++No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear.
- The parking / turning / loading and unloading area(s) shall be retained exclusively for their designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance

39. ++No development shall commence until a Method of Construction Statement, to include details of points (a) to (h) below has been submitted to and approved in writing by the Local Planning Authority. And then the approved details shall be implemented during the construction of the development hereby approved.
- (a) parking for vehicles of site personnel, operatives and visitors, and
  - (b) loading and unloading of plant and materials, and
  - (c) storage of plant and materials, and
  - (d) any parts of the public highway proposed to be occupied for construction-related purposes, and
  - (e) proposals for managing the movement on the public highway in the vicinity of the site, and



- (f) provision of boundary hoarding behind any visibility zones
- (g) any temporary highway accesses required for construction-related purposes, and
- (h) proposals to ensure so far as is reasonably practicable that material and water is not discharged from the site onto the public highway to create a hazard or danger for road users.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in recognition of Planning Policy Guidance

### **Informatives**

01. Your attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority **PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ON THE SITE** or, require works to be carried out **PRIOR TO THE COMMENCEMENT OF THE USE**. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may take appropriate enforcement action to secure compliance.

You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed.

02. In particular the application is considered to comply with the following key policies:

#### **Woking Borough Local Plan 1999:**

- NE1, Special Protection Areas
- NE10, Landscape Design
- BE1, Design of New Development
- BE2, Crime Prevention
- BE3, Access for People with Disabilities
- BE6, Energy Conservation
- BE16, Areas of High Archaeological Potential And Other Sites Which Contain Archaeological Remains
- EMP1, Employment – General Considerations
- EMP7, Loss of B1, B2 And B8 Uses
- CUS1, Location and Provision of Community Services
- CUS8, Renewable Energy
- MV3, The Movement Implications of Development
- MV9, Off Street Parking
- WTC1, Design of Town Centre Development
- WTC2, Height of Buildings
- WTC3, Space Between buildings
- WTC6, Public Art
- WTC9, New Business Development in the Town Centre



WTC18, Highways Proposals in the Town Centre  
WTC20, Provision for Public Transport  
WTC21, Car and Cycle Parking in New Development  
WTC22, Pedestrian and Cycle facilities in the Town Centre  
IMP1, Site Assembly  
IMP3, Planning Benefits

**Surrey Structure Plan 2004:**

L01, Location of Development  
L02, Managing Urban Areas  
L03, Town Centres  
L07, Employment Land  
L08, Retail Development  
SE1, Natural Resources and Pollution Control  
SE2, Renewable Energy and Energy Conservation  
SE3, Flooding and Land Drainage  
SE4, Design and the Quality of Development  
SE7, Nature Conservation  
SE8, Landscape  
DN1, Infrastructure Provision  
DN2, Movement Implications of Development  
DN3, Parking Provision  
DN4, Public Transport  
DN5, Cycle and Pedestrian Routes

03. The plan(s) relating to the development hereby approved are as follows:

L(PA)001 PA2 Site Location Plan  
L(PA)002 PA1 Existing Figure Ground Plan  
L(PA)003 PA1 Existing Site Survey Plan  
L(PA)004 PA1 Existing Site Elevations - Sheet 1  
L(PA)005 PA2 Existing and Proposed Ground Floor Overlay  
L(PA)006 PA1 Site and Masterplan Location Plan  
L(PA)100 PA2 General Arrangement – level 0 (ground floor)  
L(PA)101 PA2 General Arrangement – level 1  
L(PA)102 PA3 General Arrangement – levels 2, 3, 4, 8, 9 & 10  
L(PA)103 PA3 General Arrangement – levels 5 & 11  
L(PA)104 PA3 General Arrangement – level 6  
L(PA)105 PA3 General Arrangement - level 7  
L(PA)106 PA2 General Arrangement – level 12  
L(PA)107 PA2 General Arrangement – level 13  
L(PA)108 PA2 General Arrangement – levels 14, 15 & 16  
L(PA)109 PA2 General Arrangement – level 17  
L(PA)111 PA2 General Arrangement – roof plant level 1  
L(PA)113 PA2 General Arrangement – basement level 1  
L(PA)114 PA2 General Arrangement – basement level 2



L(PA)115 PA2 General Arrangement – basement level 3  
E(PA)018 PA2 Street Elevation - Victoria Way  
E(PA)019 PA2 Street Elevation - Lockfield Drive To Goldsworth Road  
E(PA)020 PA2 Street Elevation - Church Street West  
E(PA)021 PA2 Street Elevation - Victoria Way to Church Street West  
E(PA)022 PA2 North East Elevation  
E(PA)023 PA2 South West Elevation  
E(PA)024 PA2 North West Elevation  
E(PA)025 PA2 South East Elevation - Levels 0 to 12  
E(PA)026 PA2 South East Elevation - Levels 13 to 17  
E(PA)027 PA2 Detailed Elevation - Street Level Victoria Way  
E(PA)028 PA2 Detailed Elevation - Tower  
S(PA)030 PA2 Site Section AA  
S(PA)031 PA2 Site Section BB  
S(PA)032 PA2 Site Section CC  
S(PA)033 PA2 General Arrangement Section A-A  
S(PA)034 PA2 General Arrangement Section C-C  
S(PA)035 PA2 General Arrangement Section B-B  
S(PA)036 PA1 Building Usage Sections  
L(PA)040 PA1 Entrance / Reception - CGI  
L(PA)050 PA2 Site (Application)  
E(PA)060 PA2 Street Level View - Church Street - Day  
E(PA)061 PA2 Street Level View - Church Street - Night  
E(PA)062 PA2 Street Level View - Church Street West  
E(PA)063 PA2 Street Level View - Victoria Way East  
E(PA)064 PA2 Street Level View - Victoria Way West  
E(PA)065 PA1 Mid Level View - Top of Toys'r'us  
L(PA)051 PA1 Landscape Plan  
L(PA)052 PA1 Masterplan Typical Floor Plans  
E(PA)066 PA1 Masterplan High Level View 1  
E(PA)067 PA1 Masterplan High Level View 2  
E(PA)068 PA1 Masterplan High Level View From Centrium  
E(PA)069 PA1 Masterplan Street Level View From Victoria Arch  
E(PA)070 PA1 Masterplan Internal Town Square View

04. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g./ watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld
05. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for de-watering from any excavation or development to a surface water course.



06. Under Section 30 of the Water Resources Act 1991 the developer is required to inform the Environment Agency of any intention to de-water any excavation. The Agency issue a 'conservation notice' setting out measures that the person responsible for the de-watering work must take to conserve water.
07. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228 : 1984 "Noise Control on Construction and Open Sites" with respect to the statutory provision relating to the control of noise on construction and demolition sites. If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Chief Environmental Health Officer prior to commencement of works.
08. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a highway agreement under section 278 of the Highways Act 1980 must be obtained from the County Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
09. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
10. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
11. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Transportation Service.
12. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
13. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. The applicant's attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and the associated British Standard Code of Practice BS 5228:1984 "Noise Control on Construction and Open Sites" with respect to the statutory provision relating to the control of



noise on construction and demolition sites. If work is to be carried out outside normal working hours, (i.e. 8 am to 6 p.m. Monday to Friday, 8 am to 1 p.m. Saturday and not at all on Sundays or Bank Holidays) prior consent should be obtained from the Chief Environmental Health Officer prior to commencement of works.

Date Decision Notice Issued: 4 June 2008

Adrian Bishop  
Borough Planning Officer  
(Authorised Officer)

PEFULZ

**\* ATTENTION IS DRAWN TO THE NOTES ATTACHED \***



## NOTES

### Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to refuse or grant permission subject to conditions then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 8 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The form is also available on the Planning Inspectorate's website at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).
- A copy of the appeal form and any accompanying details should be sent to the Head of Planning and Regulation, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 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.
- 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 Notes

- If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 Woking Borough Council. This notice will require 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.





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Website [www.woking.gov.uk](http://www.woking.gov.uk)

Dear Customer

You have now obtained Planning Permission please remember that separate approval under Building Regulations is also usually required. If you have not already made a Building Regulations application, or you are not sure whether you require regulations consent please visit our website for advice or contact us. In order to receive the most from our services please make your application in advance of works commencing.

Whatever the works you are carrying out, we can offer the following services:

- Comprehensive information and application forms
- Prompt registration of applications that are checked within 10 days.
- You will have ready access to our experienced, qualified Surveyors each of whom is contactable by fax, personal email and direct dial telephone, they have first class local knowledge and access to unique and invaluable historic records.
- Same weekday inspections when notified before 10.00 am
- Your completion certificate will be issued within 24 hours of authorisation

Our previous customers say that we offer a first rate service, see comments below:

*"The service was wonderful"* – March 08

*"Thank you for your prompt same day inspection visits and helpful advice"* – March 08

*"Really courteous, helpful and knowledgeable"* – Feb 08

*"They have gone over and above my expectations in terms of support and advice"* – Jan 08

*"100% excellent, it has been a pleasure dealing with them"* – Nov 07

*"They are a credit to Woking Borough Council"* - Oct 07

We look forward to working with you.

Yours sincerely,

David Edwards  
Chief Building Control Surveyor