

**LOCATION PLAN 1:500**





No 70





No 75

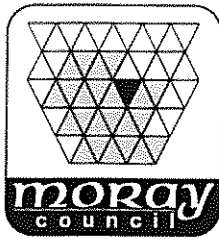




No 74



No. 73



**MORAY COUNCIL  
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997,  
as amended**

**PERMISSION FOR DEVELOPMENT**

**[Forres]  
Application for Planning Permission**

TO Mr Martin Lusty  
71 Findhorn  
Forres  
Moray  
IV36 3YF

With reference to your application for planning permission under the above-mentioned Act as amended, Moray Council in exercise of its powers hereby **GRANT** planning permission for the following development:-

**Install new thermal panels and external wall openings at 71 Findhorn Forres Moray IV36 3YF**

in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, and where appropriate, subject to the condition(s) and reason(s) as set out in the attached schedule.

This permission does not carry with it any necessary consent or approval to the proposed development under the building regulations or other statutory enactments and the development should not be commenced until all consents have been obtained.

Date of Notice: **5 February 2020**

**Head Economic Growth and Development Services**  
Economy, Environment and Finance  
Moray Council  
Council Office  
High Street  
ELGIN  
Moray IV30 1BX

## IMPORTANT NOTE

**YOU ARE OBLIGED TO COMPLY WITH THESE CONDITIONS AND NOTES**

### SCHEDULE OF CONDITIONS

By this Notice the Moray Council has **GRANTED PLANNING PERMISSION** for this proposal subject to conditions as appropriate to ensure implementation of the proposal under the Town & Country Planning (Scotland) Act 1997, as amended. **It is important that these conditions are adhered to and failure to comply may result in enforcement action being taken.**

#### CONDITION(S)

Permission is granted subject to the following conditions: -

- 1 The glazing in both the door and window shall be obscure glazed with glass of obscuration level 4 of the range of glass manufactured by Pilkington plc at the date of this permission or an equivalent manufacturer agreed in writing by this council (as Planning Authority). Glazing of that obscuration level shall be retained in those windows for the lifetime of the development hereby approved.

**Reason:** To avoid overlooking of the adjacent property in the interest of residential amenity.

#### REASON(S) FOR DECISION

The Council's reason(s) for making this decision are:-

The design, scale and materials are considered to be acceptable for the location without creating an adverse effect on the character and appearance of the Conservation area or neighbouring amenity. The application would therefore accord with development plan policies and supplementary planning guidance relating to those matters.

#### LIST OF PLANS AND DRAWINGS SHOWING THE DEVELOPMENT

The following plans and drawings form part of the decision:-

Reference	Version	Title
190062.LUSTY.03PB	D	Elevations and floor plans
190062.LUSTY.04PB	A	Site and location plan



## **IMPORTANT NOTES ABOUT THIS DECISION**

### **DURATION OF THIS PERMISSION**

In accordance with Section 58 (i) of the Town and Country Planning (Scotland) Act 1997 as amended, the development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.

If the development has not commenced within this period then this permission shall lapse unless there is a specific condition attached to this permission which varies the stated timescale.

### **COMMENCEMENT AND COMPLETION OF THE DEVELOPMENT**

The following are statutory requirements of the Town & Country Planning (Scotland) Act 1997, as amended. Failure to meet their respective terms represents a breach of planning control and may result in formal enforcement action. Copies of the notices referred to below are attached to this permission for your use.

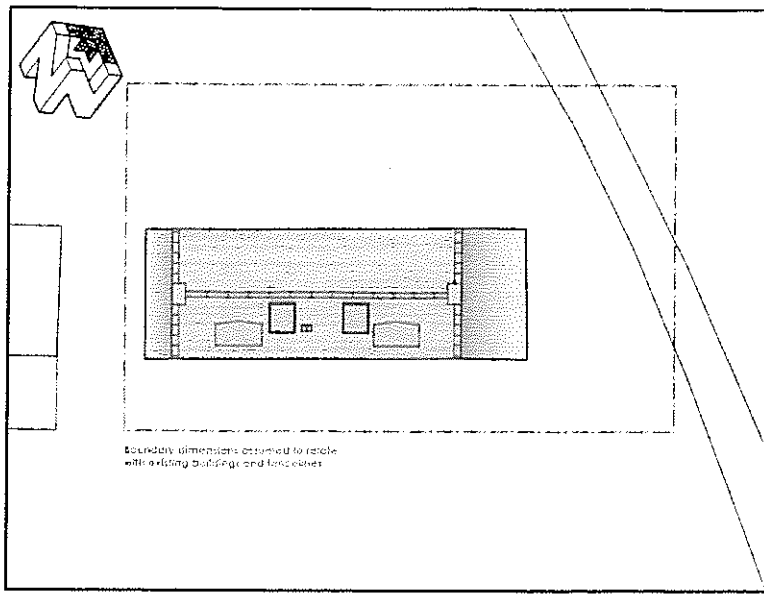
**NOTIFICATION OF INITIATION OF DEVELOPMENT** - S.27A of the 1997 Act, as amended requires that any person who has been granted planning permission (including planning permission in principle) and intends to start development must, as soon as practicable after deciding the date they will start work on the development, give notice to the planning authority of that date. This ensures that the planning authority is aware that the development is underway and can follow up on any suspensive conditions attached to the permission. Therefore, prior to any work commencing on site, the applicant/developer must complete and submit to the Moray Council, as planning authority, the attached Notification of Initiation of Development.

**NOTIFICATION OF COMPLETION OF DEVELOPMENT** - S.27B of the 1997 Act, as amended requires that any person who completes a development for which planning permission (including planning permission in principle) has been given must, as soon as practicable after doing so, give notice of completion to the planning authority. This will ensure that the planning authority is aware that the development is complete and can follow up any planning conditions. Therefore, on completion of the development or as soon as practicable after doing so, the applicant/developer must complete and submit to the Moray Council, as planning authority the attached Notification of Completion of Development.

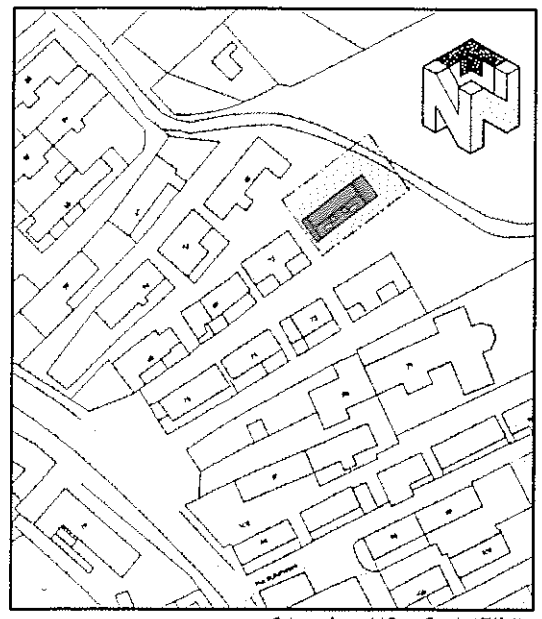
**NOTIFICATION OF COMPLETION OF PHASED DEVELOPMENT** – Under S.27B(2) of the 1997 Act, as amended where permission is granted for phased development, the permission is subject to a condition (see Schedule of Conditions above) requiring the applicant/developer as soon as practicable after each phase to give notice of that completion to the planning authority. This will allow the planning authority to be aware that particular phase(s) of the development is/are complete. When the last phase is completed the applicant/developer must also complete and submit a Notification of Completion of Development.

### **ADDITIONAL NOTES FOR INFORMATION OF THE APPLICANT**

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE AND IS NOT TO BE RELEASED TO THE PUBLIC WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE NATIONAL ARCHIVES AND RECORDS ADMINISTRATION.



SITE PLAN 1:100



LOCATION PLAN 1:500

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Town & Country Planning  
(Scotland) Act, 1997  
as amended

**APPROVED**

05 February 2020

Development Management  
Environmental Services  
The Moray Council

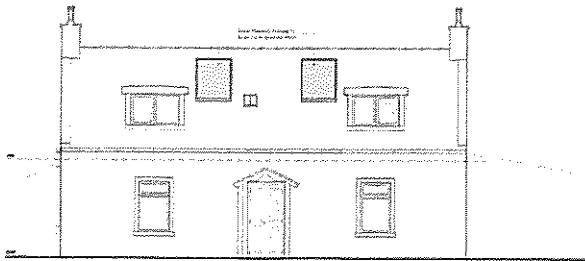


190042.LUSTY.04PB.00

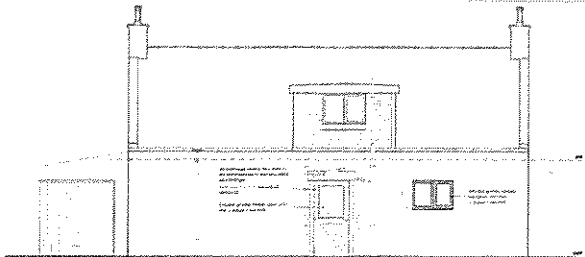
PROJECT NO.	190042.LUSTY.04PB.00	DATE	05 FEB 2020
PROJECT NAME	New Thermal Fabric & External Wall Openings at 11 Redburn, 193A 2PP	CLIENT	Mr. Lusty
PROJECT TYPE	DETACHED PROPOSALS	LOCATION	Location & Site Plan
PROJECT STATUS	Approved	DATE	05 FEB 2020
PROJECT DESCRIPTION	193A 2PP	CHECKED BY	Don
PROJECT LOCATION	193A 2PP	DATE	05 FEB 2020
PROJECT REFERENCE	190042.LUSTY.04PB.00	CHECKED BY	Don
PROJECT REFERENCE	190042.LUSTY.04PB.00	DATE	05 FEB 2020

design  
architectural consultants

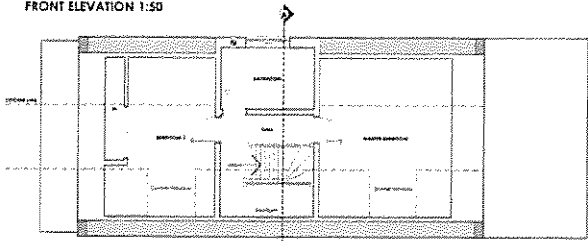
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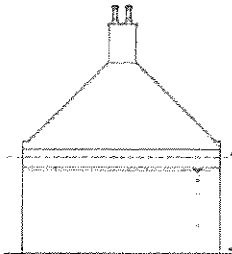
FRONT ELEVATION 1:50



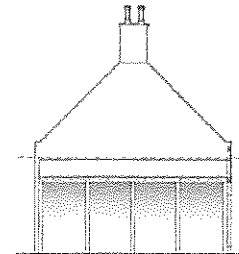
REAR ELEVATION 1:50



FIRST FLOOR ELEVATION 1:50  
NO NEW WORKS



SIDE ELEVATION 1:50



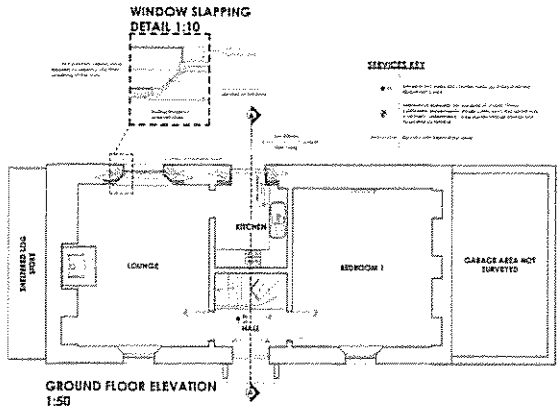
SIDE ELEVATION 1:50

Town & Country Planning  
(Scotland) Act, 1997  
as amended

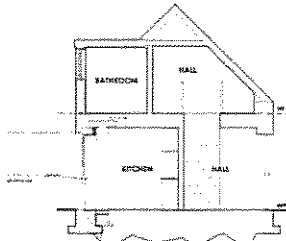
**APPROVED**

05 February 2020

Development Management  
Environmental Services  
The Moray Council



GROUND FLOOR ELEVATION 1:50



SECTION A-A 1:50



DOOR HEAD DETAIL 1:10

**design**

Mr. Lusty

Notes: Revised Plans & Elevation and Details of 21 February 2020

**DETAILS PROPOSED**

3104 WYO. BATHON & DEVIATIONS

190612.LUSTY.D3P8.D

11.22.20