

Malvern Hills District Council

Planning & Infrastructure



Planning Ref: M/25/01996/PIP
Telephone: 01684 862161

Please ask for : Marcel Grater
e-mail: marcel.grater@malvern hills.gov.uk

16 January 2026

Mr Dan Stiff
Boughton Butler Ltd
30 Sansome Walk
Worcester
WR1 1LX

Dear Mr Stiff

Applicant Name: Mr Lacroix
Proposal: Permission in Principle for the proposed construction of 1 detached dwelling (inc demolition of Crossways)
Location: Crossways, Ankerdine Road, Lower Broadheath, Worcester, WR2 6RN

I am writing to let you know the outcome of your Permission In Principle application for the proposal detailed above at Crossways, Ankerdine Road, Lower Broadheath, Worcester, WR2 6RN

We have **Approved** your application, subject to the conditions set out in the attached Approval notice.

If you have any questions about our decision, please contact Marcel Grater Planning Officer on 01684 862161 or by email to marcel.grater@malvern hills.gov.uk.

Please note, before starting works it is important to check your approval to see if there are any pre-commencement condition/s or condition/s that need to be discharged. This means there may be further information we require before works can start.

If you do have conditions that need discharging, we always advise that this is done well in advance as this will help in preventing unnecessary delays to the proposed works being started.

If so, there is a charge of £298.00 per request or £86.00 on 'householder applications' (but there is no fee for Listed building consent applications). The application form can be found at [Planning Conditions and Fees - Malvern Hills District Council](#). If you do not have access to the internet, a paper copy of the form can be provided to you by calling on 01684 862221.

Please be aware you will be liable to pay Community Infrastructure Levy to Malvern Hills District Council as a CIL collecting authority on commencement of development of this planning permission. The liability notice together with further information will follow shortly.

If you are unhappy with any of the conditions attached to your Approval, you can appeal to the relevant Secretary of State. Information on how to do this can be found on the Approval Notice.

Please note, if you have not done so already, it is advisable to contact [South Worcestershire Building Control](#) on 01684 862223, (Mon-Fri 9-5) or email: mail@southworcestershirebuildingcontrol.gov.uk to check if Building Regulations are required for your proposed works.

New Address Requirement: Where a new or change of address will be required, please ensure you submit a request at either commencement of works or a minimum 8 weeks prior to the expected completion/occupation date. Applications can be submitted via our website at [Street Naming and Numbering - Malvern Hills District Council](#)

NB: Failure to submit a Street Naming and Numbering request in a timely manner could incur delays when trying to register for utility services, council tax, etc.

Yours sincerely

A handwritten signature in black ink that reads "M. Grater". The signature is written in a cursive style with a large initial "M".

Marcel Grater
Planning Officer
marcel.grater@malvern hills.gov.uk

**PERMISSION IN PRINCIPLE
APPROVAL NOTICE**

TOWN AND COUNTRY PLANNING ACT 1990
Approval - Permission in Principle

Application No: M/25/01996/PIP

Parish: Lower Broadheath CP

Agents Address:

Mr Dan Stiff
Boughton Butler Ltd
30 Sansome Walk
Worcester
WR1 1LX

Applicants Address:

Mr Lacroix
C/O Agent

Part I – PARTICULARS OF APPLICATION

Statutory Start Date: 15 December 2025

Location: Crossways, Ankerdine Road, Lower Broadheath, Worcester, WR2 6RN

Proposal: Permission in Principle for the proposed construction of 1 detached dwelling (inc demolition of Crossways)

Part II - PARTICULARS OF DECISION

Malvern Hills District Council hereby give notice that in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION IN PRINCIPLE HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted.

NOTES TO APPLICANT

1. Where permission in principle is granted by application, the default duration of that permission is 3 years from the date of this permission in accordance with The Town and Country Planning (Permission in Principle) (Amendment) Order 2017. There is no reason to alter the default duration with regards to the permission in principle hereby granted.
2. Applications for Technical Details Consent must be determined within the duration of this permission in principle in accordance with section 70 of the Town and Country Planning Act 1990 (as amended). Accordingly, you are advised to submit an application for Technical Details Consent as soon as possible, but no later than 2 years from the date of this permission.
3. The application proposes the erection of one dwelling at a site which is located within a Designated Rural Area. Any technical detail consent applications should be accompanied by a signed legal agreement to secure a financial contribution towards the provision of off-site affordable housing in accordance with Policy SWDP 15 of the South Worcestershire Development Plan (2016).
4. The decision notice relates to the following plan:

5. Positive and Proactive Statement. No problems have arisen in dealing with this application. The application for permission in principle sought a form of development which, on balance, was considered to be acceptable. No amendments or alterations were therefore required and no further positive or proactive action was deemed necessary.

Signed:



Ciaran Power
Head of Development Management

Date: 16 January 2026

Note: - This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. **In particular this permission is not a Building Regulation Approval. Advice should be sought from the South Worcestershire Building Control on 01684 862223 to ascertain if approval is required under the Building Regulations for the proposed development. Failure to make a Building Regulations application, if required, prior to work commencing on site is an offence under Section 35 of the Building Act 1984 and may result in the authority taking further action.**

APPROVAL NOTICE

- Note 1.** Listed Building Consent
- Note 2.** Outline Planning Permission
Approval of Reserved Matters
- Note 3.** Planning Consent
- Note 4.** Consent to Display Advertisements
- Note 5.** Approved Plans

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. The relevant template and [further details are on GOV.UK](#).

Note 1. Note: Attention is drawn to Section 8(2)(b) of the Act the effect of which is that demolition may not be undertaken (despite the terms of any consent granted by the Local Planning Authority) until notice of the proposal has been given to the Royal Commission on Historical Monuments, Fortress House, 23 Savile Row, London W1X 1AB and the Commission subsequently have either been given reasonable access to the building for at least one month following the grant of consent, or have stated that they have completed their record of the building or that they do not wish to record it. A form of notice is enclosed, if appropriate.

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may appeal to the relevant Secretary of State in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate.) The relevant 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.

2. If listed building consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the relevant 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 works which have or would be permitted, he may serve on the district council in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Note 2. 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to condition, he may appeal to the relevant Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: enquiries@planninginspectorate.gov.uk. Appeal forms and guidance can also be downloaded from web site www.gov.uk/appeal-planning-decision). The relevant 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 his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant 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 granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a) to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant Secretary of State and the owner of the land 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 council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

Note 3. 1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the relevant Secretary of State in accordance with section 78 of the Town and Country Planning Act, 1990 within six months of the date on this decision notice. (Appeals must be made on a form which is obtainable from Customer Support, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5000 or email: enquiries@planninginspectorate.gov.uk. Appeal forms and guidance can also be downloaded from web site www.gov.uk/appeal-planning-decision or for Householder Applications www.gov.uk/appeal-householder-planning-decision). The relevant Secretary of State has power to allow a longer for the giving of a notice of appeal but he will not normally be prepared to exercise his power unless there are special circumstances which excuse the delay in giving notice of appeal. The relevant 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. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions whether by the Local Planning Authority or by the relevant 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 he claims that the land has become incapable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1990.

3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the relevant Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act, 1990.

Note 4. (a) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than 5 years from the date of grant of consent without the approval of the relevant Secretary of State and if no period is specified the consent shall have effect as consent for five years.

(b) It is a condition of this consent that before any advertisement is displayed on land in pursuance of the consent granted, the permission of the owner of that land or other person entitled to grant permission in relation thereto shall be obtained.

(c) A person who displays an advertisement in contravention of the regulation will be liable on summary conviction to a fine of £100 and in the case of a continuing offence to a fine of £50 for each day during which the offence continues after conviction.

(d) Where the Local Planning Authority grant consent subject to conditions, the applicant may by notice given in writing within 8 weeks of the date of receipt of this notice or such longer period as the Secretary of State may allow, appeal to the relevant Secretary of State, in accordance with Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations 1992. The relevant Secretary of State is not required to entertain such an appeal if it appears to him having regard to the provisions of the regulations, that consent for the display of advertisements in respect of which application was made could not have been granted by the Local Planning Authority otherwise than subject to the conditions imposed by them.

Note 5. Applicants are reminded that they must adhere to the approved plans when carrying out the works authorised by this permission. If it is necessary to make further amendments they are requested to contact the Local Planning Authority prior to commencement of building operations at The Council House, Avenue Road, Malvern, WR14 3AF

START NOTICE

IMPORTANT INFORMATION

It is your responsibility to comply with the terms of this decision notice. Please read the decision notice carefully and ensure that you understand the requirements of any conditions and have the relevant approved drawings and/ or documents.

If you do not understand any of these requirements please contact us quoting M/25/01996/PIP. We can assist you by providing advice on what you need to do and when. Contact details can be found below.

Failure to comply with the terms of an approval could mean that the work you carry out is unauthorised and at risk of enforcement action. Please ensure that you give yourself sufficient time to meet the requirements of any conditions.

Conditions which require an applicant to submit further details to the Local Authority can take around 12 weeks to determine.

We recommend that you email planning.compliance@wychavon.gov.uk, quoting M/25/01996/PIP along with your contact details and the intended start date for the development. Alternatively complete the following form and return it to Planning Enforcement, Malvern Hills District Council, PO BOX 2036, Pershore, WR10 9EH.

Development Details

Planning Reference: M/25/01996/PIP

Proposal: Permission in Principle for the proposed construction of 1 detached dwelling (inc demolition of Crossways)

Location: Crossways, Ankerdine Road, Lower Broadheath, Worcester, WR2 6RN

Intended Start Date:

Contact Details

Name:

Address:

.....

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Telephone: **Mobile:**

Email:.....

All personal data held is processed in accordance with data protection law. For further information please see our website <https://www.malvern hills.gov.uk/planning-development-management-privacy-notice>