

Mr Kev Monk
Amis Piling & Dredging
Potenza House
Stalham Road Industrial Estate
Littlewood Lane
Hoveton
NR12 8DZ

Application No: BA/2025/0326/FUL
Proposal : **The siting of a single person use toilet cubical for staff and customers of Percival Moorings Retrospective**
Address : **Percival Moorings, Ferry Road, Horning, Norfolk**
Applicant : **Percival Moorings**

APPROVAL OF PLANNING PERMISSION

The Broads Authority gives notice in pursuance of the Town and Country Planning Act 1990 that planning permission **has been granted** for the development referred to above in accordance with the application form and plans submitted, subject to the conditions set out below. The informative notes included on this planning permission should also be read carefully.

CONDITIONS:

Condition

1. The development hereby permitted shall be carried out in strict accordance with the application form, plans and drawings and other documents and details received as listed below:

Reason

For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.

Condition

2. The toilet and shower unit hereby approved shall be used only by staff working at Percival Moorings and by persons using Percival Moorings for mooring purposes, and for no other purpose (including any use by the general public).
 - Proposed Landscaping plan & 3D prospective (Received by the Local Planning Authority on 24th October 2025)
 - Planning Statement (Received by the Local Planning Authority on 24th October 2025)

- Site Location Plan (Received by the Local Planning Authority on 24th October 2025)
- Site Plan (Received by the Local Planning Authority on 24th October 2025)
- Annotated Aerial Plan (Received by the Local Planning Authority on 24th October 2025)

Reason

To ensure the development remains ancillary to the lawful use of Percival Moorings and to safeguard the character of the area and residential amenity, in accordance with Policy DM21 of the Broads Local Plan.

Condition

3. The approved landscaping plan (submitted 24th October 2025) shall be implemented in full during the first planting season following the date of this permission (or within such other timescale as may be agreed in writing by the Local Planning Authority). Any trees or plants which, within a period of three years from the date of planting, are removed, die, are severely damaged or become seriously diseased shall be replaced in the next planting season with others of similar size and species (or as otherwise agreed in writing by the Local Planning Authority).

Reason

To ensure appropriate landscape planting is established and maintained in the interests of visual amenity of the area, in accordance with Policy DM16 of the Broads Local Plan.

Condition

4. Within three months of the date of this permission, the external window to the toilet and shower unit shall be painted dark green, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of visual amenity and to ensure the development integrates satisfactorily with its surroundings, in accordance with Policy DM16 of the Broads Local Plan.

INFORMATIVE NOTES:

1. This permission/consent is granted in strict accordance with the approved plans. It should be noted that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Development Management Section immediately of any proposed variation from the approved plans and ask to be advised to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.

2. This permission is granted subject to conditions and it is the owners' and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
3. The applicant should be aware of the following guidance with regard to managing safety by the water <https://www.rospa.com/leisure-water-safety/water/research/inland>.
4. If you plan to carry out any work in, under, over or within 16m of a main river or within the functional floodplain (Flood Zone 3) then you must contact the Environment Agency for free pre application advice to determine whether a Flood Risk Activity Permit is required.

To check if your water course is a main river you can use this link [Statutory Main River Map \(arcgis.com\)](#), to check if your site is within Flood Zone 3 please use [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#) and for further information on Flood Risk Activity Permits (FRAPs) please see [Flood risk activities: environmental permits - GOV.UK \(www.gov.uk\)](#).

To contact your local Environment Agency permitting team please send an email detailing your proposed plans to PSO.EastAnglia@environment-agency.gov.uk.

Approval (No Amendments Required)

The Broads Authority as Local Planning Authority has appraised the scheme against the Development Plan, the National Planning Policy Framework and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signed:



Development Manager

Date: 22 January 2026

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you wish to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.
- 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. [Further details are on GOV.UK](#).