

Decision Notice - Explainer

In UK (England) planning law, a **decision notice** is the **formal written notice issued by the Local Planning Authority (LPA)** that **communicates and gives legal effect to the authority's decision** on a planning application.

In practical terms it's the document that says, in writing:

- **Permission is GRANTED** (or **REFUSED**), and
- **the reasons** (especially if refused), and
- **all conditions attached** to any permission, plus informatives, and
- for larger schemes, it will typically confirm the decision is **subject to a completed Section 106 agreement** and is issued only once that agreement is completed.

Why it matters legally:

- Until a **grant decision notice** is issued, you normally **do not have an operative planning permission you can lawfully implement** (a committee "resolution to grant" is not the same thing).
- The time limits that cause permissions to **expire/lapse** are normally framed by conditions that run **from the date of the decision notice** (the date permission is granted).
- If permission is refused, the decision notice is also the document you use to identify and appeal the refusal reasons.

If you want the "spot it instantly" definition: **it's the signed, issued outcome letter/document that turns the authority's decision into a legally actionable grant or refusal.**