

Ref: Y19/1306/FH / LD
Direct Dial: 01303 853468
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Date: 6th January 2020

Mr J Brockhurst
C/o Mr Desden Harman
Building Drawings
124A North Road
Hythe
CT21 5DY

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Application No: Y19/1306/FH

Location: 11 High Street Hythe Kent CT21 5AE

Development: Application for the discharge conditions 3 (water efficiency), 4 (materials), 5 (landscaping), 6 (boundary treatment), 7 (bike storage), 9 (scheme of operations), 11 (latchgate), 12 (contamination) and 14 (archaeology) of planning application Y17/0620/SH (Erection of two semi-detached dwellinghouses).

I hereby give formal notice that the Council has REFUSED the details set out below submitted in respect of the above proposal in accordance with the following schedule:

Planning Permission Ref: Y19/1306/FH

Date Decision Issued: 6th January 2020

Refused Condition No(s): Condition 3 (water efficiency): Acceptable
- Water efficiency calculator spreadsheet, received 14/11/19

Condition 4 (materials): Acceptable
- Roof tiles: Kent Peg Tiles, Conservation Weathered from Heritage Clay Tiles Ltd

- Windows and doors: Aluminium Grey RAL 7016
- Rag Stone walls
- Weatherboarding: ThermoWood Pine Softwood and painted Obsidian

5 (landscaping): Not acceptable

- Approved plan number 16.089 02 Rev P2 identifies planted areas and details of the species and an implementation programme and maintenance schedule are required to be submitted to enable discharge of this condition.
- Natural paving slabs are acceptable.
- Natural timber decking is acceptable.

6 (boundary treatment): Acceptable

- Fencing: Closeboard fence panels at 1.9m high.

7 (bike storage): Not acceptable

- Block plan showing where the bike storage would be located is required to be submitted to enable discharge of this condition.
- Timber storage units acceptable.

9 (scheme of operations): Acceptable

- Work times - 07:00 - 17:00 Monday to Friday, 08:00 - 16:30 Saturdays.
- No working on site Sundays or Bank Holidays.

11 (latchgate): Not acceptable

- Insufficient information has been submitted. A method statement, which indicates measures to be adopted during the construction phase to ensure that development does not cause instability to adjoining retaining walls, land and buildings, is required to be submitted to enable discharge of part (a) and (b) of this condition.
- To discharge part (c), confirmation from a suitably qualified engineer, that the works have been carried out in accordance with the approved details, is required to be submitted to enable discharge of this condition.

12 (contamination): Not acceptable. Insufficient information to discharge part 2.

- Report ref: 12608 satisfies the requirements of part 1. Report ref: 08551/25, does not fulfil the requirements of part 2.
- Further information is required on the presence/absence and quality of made ground and the

ground gas regime at the site.

14 (archaeology): Not acceptable.

- No information has been submitted to discharge this condition.

Please note this does not constitute any approval under the Building Regulations.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Llywellyn Lloyd', written in a cursive style.

Llywellyn Lloyd
Chief Planning Officer