

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification of Grant of Listed Building Consent

Ms Wendy Kelk
C/o Miss J Nash
Kent Building Control Ltd
134 High Street
Hythe
Kent
CT21 5LB

Take notice that The Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS AND DOORS AND ALTERATIONS TO INTERNAL LAYOUT.**

to the listed building situated at:

39 HIGH STREET NEW ROMNEY KENT TN28 8BW

In accordance with your application for listed building consent received on 4th April 2019.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The work specified above shall be begun within three years from the date of this notice.

Reason:

To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered KBC/18/155/01, KBC/18/155/02, KBC/18/155/03, KBC/18/155/07, KBC/18/155/08, KBC/18/155/09, KBC/18/155/10, KBC/18/155/11, KBC/18/155/12.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review

- 3 Prior to the commencement of works hereby permitted detailed plans of the external doors and windows, internal doors, frames, architraves and skirtings at a scale of 1:10 or 1:20 and 1:1 or 1:2, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason:

To ensure the satisfactory appearance of the completed development in the interests of protection of the Grade II listed heritage asset.

- 4 Prior to the commencement of works hereby permitted detailed plans of the replacement staircase, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and be retained as such thereafter..

Reason:

To ensure the satisfactory appearance of the completed development in the interests of protection of the Grade II listed heritage asset.

- 5 Prior to the commencement of works hereby permitted details of the method of upgrading the acoustic, thermal or fire performance of party walls or floors, (where this is being considered), shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason:

To ensure the satisfactory appearance of the completed development in the interests of protection of the Grade II listed heritage asset.

- 6 All joinery work shall be carried out with a painted finish and be retained as such thereafter..

Reason:

To ensure that the new work does not adversely affect the character or appearance of the listed building heritage asset.

The works proposed have been considered against the National Planning Policy Framework and Local Plan policy and it is the view of the Local Planning Authority that listed building consent should be granted.

In coming to this decision regard has been had to the following policies:

In accordance with paragraph 38 the National Planning Policy Framework 2019, Folkestone & Hythe District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions.

The applicant/agent was provided with pre-application advice in accordance with the Council's Informal Advice Protocol and issues of concern were addressed in the submitted application.

The applicant/agent was advised of any issues during the processing of the application

and additional information has been submitted to address these.

The application was determined within the relevant timescales.

The works proposed have been considered against the National Planning Policy Framework, Local Plan policy and relevant material planning considerations and it is the view of the Local Planning Authority that listed building consent should be granted.

In coming to this decision regard has been had to the following policies:

Shepway District Local Plan Review Saved Policies - SD1, BE5.

Shepway Core Strategy Local Plan - DSD

Places and Policies Local Plan Submission Draft: HE1

National Planning Policy Framework 2019.

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

Dated this 4th day of June 2019

Folkestone & Hythe District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Llywelyn Lloyd
Chief Planning Officer

**LISTED BUILDING/CONSERVATION AREA CONSENT
GUIDANCE NOTES FOR THE APPLICANT**

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse listed building/conservation area consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State within six months of the date of the decision notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. If listed building/conservation area consent is refused, or granted subject to conditions, whether by the District Planning Authority or by the 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 been or would be permitted, he may serve on the Council of the district 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 Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the District Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State or on appeal a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.