

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification of Refusal of Listed Building Consent

Mr & Mrs Douse
C/o County The Home Improvers
Units 17-18
Ghyll Industrial Estate
Ghyll Road
Heathfield
East Sussex
TN21 8AW

Take notice that The Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO GRANT LISTED BUILDING CONSENT:**

situated at: BERWICK HOUSE STONE STREET LYPNE HYTHE

and being LISTED BUILDING CONSENT FOR REPLACEMENT WINDOWS.

referred to in your application for works received on 27th June 2019.

REASONS:

1. The proposed replacement windows, by virtue of their poor and heavy detailing, fails to successfully replicate the historic windows they would replace. As such the proposal would detract from and fail to preserve the special architectural or historic character of the Listed Building resulting in unacceptable harm to the Listed Building. As such the proposal would be contrary to saved policy BE5 of the Shepway District Local Plan Review and draft policy HE1 of the emerging Places and Policies Local Plan Submission Draft.

INFORMATIVES

- 1 Your attention is drawn to the fact that this refusal of listed building consent is on the basis of submitted drawing No. 1927/01 received 04.06.2019 together with drawings of window elevations/sections (x12) received 27.06.2019,

A handwritten signature in black ink, appearing to read 'Llywelyn Lloyd', with a stylized, cursive script.

Dated this 16th day of August 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.