

**NOTIFICATION OF DECISION OF  
THE LOCAL PLANNING AUTHORITY**

**Date of Decision: 1 May 2020**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Mr John Verkaik  
JV Architects  
The Yard  
North Lane  
Sandgate  
Kent  
CT20 2AS

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: Y19/1396/FH**

**Proposal: Change of use of ground floor and lower ground  
Floor from shop to residential. Renovation of 2 No.  
existing flats above.**

**Site Location: 17 Sandgate High Street, Sandgate, Kent, CT20 3BD**

**DECISION: APPROVE WITH CONDITIONS in accordance with the planning  
application and plans.**

**Subject to the following conditions:**

- 1 The development must be begun within three years of the date of this permission.  
  
Reason:  
As required by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans 1913-01, 191304A, 1913-05A, 1913-06B, 1913-07A, 1913 09C and 1913-10B, received 5th December 2019 together with drawing number 1913-11D, received 30.04.2020.  
  
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 installation of the weatherboarding hereby permitted, details of the

material and colour of the weatherboard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

- 4 The new windows and door to the front elevation shall be timber and detailed drawings of all new external joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority before any joinery work or fittings are installed and the development shall only be carried out in accordance with the approved details.

Reason:

To ensure that the new work does not adversely affect the character or appearance of the building and to protect the character of the conservation area.

- 5 Facilities for storage and collection of refuse and recyclables shall be provided within the site and the facilities shall be provided before the flat hereby permitted is first occupied. Thereafter the approved facilities shall be kept available for use by the occupants of the development.

Reason:

To ensure adequate means of refuse and recycling collection in the interests of the amenities of residents and sustainability.

- 6 The proposed rooms in the basement shall not be used for primary living accommodation (e.g. bedrooms) and shall not be used as any form of self-contained living accommodation separate from the ground floor.

Reason:

Such a use would result in an unacceptable and substandard level of accommodation to the detriment of future occupants due to limited daylight and outlook, contrary to local plan policy.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is

no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council

A handwritten signature in black ink, appearing to be 'H. G. G.', written in a cursive style.

**Issued by the Chief Planning Officer**

*This decision notice consists of 3 pages*

**NOTIFICATION TO APPLICANT**

**APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.