

Application No: **Y18/1018/FH**

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification of Refusal of Listed Building Consent

Mr K Gibbons
C/o Mr John Harmer
JPD Architecture Ltd
Tower Farm House
Faversham Road
Ashford
Kent
TN25 4HT

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: CINQUE PORTS ARMS 1 HIGH STREET NEW ROMNEY KENT

and being LISTED BUILDING CONSENT FOR THE ERECTION OF CLOSE-BOARDED FENCING TO THE REAR AMENITY AREA, FOLLOWING THE REMOVAL OF THE PREVIOUS FENCE WITH TRELLIS, ALONG WITH THE LAYING OF HARDSTANDING TO FORM A CAR PARKING AREA.

referred to in your application for works received on 13th September 2018.

REASONS:

1. The form of the proposed fence together with its concrete gravel boards and posts, along with the proposed area of hardstanding are adversely affecting the special historic character of the Listed Building and as such result in harm to the designated heritage asset without sufficient public benefit to outweigh the harm. As such, the proposal is contrary to paragraphs 193-196 of the National Planning Policy Framework and saved policies SD1 and BE5 of the Shepway District Local Plan Review which seek to protect designated heritage assets.

INFORMATIVES

- 1 Your attention is drawn to the fact that this refusal of listed building consent is on the basis of submitted drawing No(s) JPD1804 01; 03 and 05.

A handwritten signature in black ink, appearing to read 'L. Patching', with a stylized flourish at the end.

Dated this 7th day of November 2018

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

Lisette Patching
Development Management Manager

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.