

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification of Grant of Listed Building Consent

Ms Frances Collis
C/o Mr Gary Johnson
The Caretakers Office
The Metropole
The Leas
Folkestone
Kent
CT20 2LU

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED LISTED BUILDING CONSENT FOR THE INSTALLATION OF REPLACEMENT TIMBER WINDOWS.**

to the listed building situate at:

FLAT 504 THE METROPOLE THE LEAS FOLKESTONE KENT

In accordance with your application for listed building consent received on 21st June 2016.

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 15101-01, 15101-70 and 15101-71, all received 21.06.2016.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the works in accordance with the aims of saved policy BE5 of the Shepway District Local Plan Review.

- 3 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 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.

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 paragraphs 186 and 187 of the National Planning Policy Framework, Shepway District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions:

The application was acceptable as submitted and no assistance was required

The application was determined within the relevant timescales

The development proposed has 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 planning permission 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

National Planning Policy Framework 2012 - paragraph 132-134

Note:

You are advised that there may be conditions attached to this permission which require the submission of further details to this Authority before the development hereby approved commences or by other specified periods. Such details must be approved by the Local Planning Authority before development commences, or by any other such period specified.

A fee is payable for the discharge of and compliance with conditions of £97.00 per request or £28.00 if relating to planning permission for extending or altering a dwelling house or other development in the curtilage of and ancillary to a dwelling house. (This does not apply to the discharge of conditions on listed building consents)

Requests must be made in writing and must be on the form Approval of Details Reserved by Condition which can be downloaded from <http://www.shepway.gov.uk/content/view/200143/257/#planning>. The statutory period for determining requests is 8 weeks from receipt of a valid request and correct fee. If a decision is not reached within 12 weeks of receipt of a valid submission the fee will be refunded.

Please ensure that all requests for discharge of and compliance with conditions are addressed to the Head of Planning Services and not sent to any other section of the Council and that they are clearly marked with the planning application reference number at the top of this decision notice. Proceeding with the development without obtaining the relevant approvals required by the conditions or not complying with conditions in any other respect may invalidate the permission and may result in the Council serving a Breach of Condition Notice and subsequent prosecution if the Notice is not complied with.

A handwritten signature in black ink, appearing to read 'B. Geering'.

Dated this 10th day of August 2016

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

Ben Geering
Head of Planning

**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.