

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Notification of Grant of Listed Building Consent

Mr Paul Major
C/o Mr Stuart Ingleston
S I Chartered Bldg Surveyors
8 Jinton Road
Folkestone
CT20 2RG

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED LISTED BUILDING CONSENT FOR NEW AND REPLACEMENT WINDOWS AND A NEW DOOR TO THE SIDE/EAST ELEVATION, INSTALLATION OF REPLACEMENT SECOND HAND KENT PEG TILES TO SIDE SINGLE-STOREY EXTENSION TO MATCH MAIN HOUSE AND INTERNAL ALTERATIONS TO FORM A NEW EN-SUITE FIRST FLOOR BATHROOM.**

to the listed building situated at:

SELSTED FARM CANTERBURY ROAD SELSTED DOVER KENT

In accordance with your application for listed building consent received on 14th July 2017.

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 works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered 028/15/02A.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policies SD1 and BE4 of the Shepway District Local Plan Review.

- 3 The replacement roof tiles hereby permitted shall be Kent Peg roof tiles which shall match those used on the existing building unless alternative roof tiles are approved in writing by the local planning authority.

Reason:

To ensure that the external appearance of the works when completed do not detract from the appearance and character of the building to protect its historic integrity in accordance with saved Local Plan Review policy BE5

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 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 application was considered by the Council's Planning & Licensing Committee and the applicant/agent was given the opportunity to speak in support of it

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



Dated this 30th day of August 2017

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.