

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

Date of Decision: 8 June 2023



Email: planning@folkestone-hythe.gov.uk

Mr Andrew Petto
C/o Mr Andrew Cruttenden
Martello Building Consultancy
Studio 9
2 South Street
Folkestone
CT20 1RW

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 20/0384/FH

Proposal: Change of use and conversion from single residential dwelling to 3 residential flats, together with replacement windows to all floors and elevations.

Site Location: 13 Grimston Gardens, Folkestone, CT20 2PT

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

Subject to the following conditions:

1 The development hereby permitted shall be retained in complete accordance with the following approved drawings and documents:

- 2745-05-Rev B – Proposed Elevations
- 2745 – 04 -Rev B – Proposed Floor Plans
- 2745-07- Rev A – Typical Window Detail
- 2745-01(2) – Site & Location Plan
- 2745-06A – Proposed site and location plan

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development.

2 Within 3 months of the date of this decision, a noise insulation scheme relating to the first and second floor flats shall be submitted for the written approval of the Local Planning Authority. The details shall include measures to prevent noise transmission to the adjacent building. The measures set out in the scheme shall be completed in full within 3 months of the date of the written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- 3 Within 6 months of the date of this decision, all uPVC windows to the front elevation of the property shall be replaced with timber framed windows, in accordance with the details hereby approved and as set out under Condition 1 above, unless alternative joinery details and/or an alternative timetable for such works are subsequently submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and to preserve or enhance the special character of the Conservation Area.

- 4 The rear amenity area shall be retained in perpetuity for use by the residents of Flat 1, as specified on the approved plans.

Reason: In the interests of residential amenity.

- 5 The ground floor storage room shown on the approved plans shall be retained for the use of all occupiers of the flats in perpetuity.

Reason: In the interests of encouraging means of transport other than the private motor vehicle.

- 6 Within 3 months of the date of this decision, details of bin storage shall be submitted for the written approval of the Local Planning Authority. The bin storage shall be constructed within 3 months of the date of the written approval of the Local Planning Authority, and kept available in association with the approved development at all times thereafter.

Reason: In the interests of residential and visual amenity and to preserve or enhance the special character of the Conservation Area.

- 7 The flat roof areas of the building shall not be used as a balcony or sitting out area and there shall be no other use of the roof area unless for maintenance.

Reason: In the interests of residential amenity.

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 'W. H. G. S.', written in a cursive style.

Issued by the Chief Planning Officer

This decision notice consists of 4 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.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

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