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planning@folkestone-hythe.gov.uk
01303 853538



Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Spicers Farm
Address Line 1	Canterbury Road
Address Line 2	
Address Line 3	Kent
Town/city	Etchinghill
Postcode	CT18 8DE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
616596	139526

Description

Applicant Details

Name/Company

Title

Mr

First name

Ricky

Surname

Mackintosh

Company Name

Address

Address line 1

Spicers Farm Canterbury Road

Address line 2

Address line 3

Town/City

Etchinghill

County

Kent

Country

Postcode

CT18 8DE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

George

Surname

Esdaile

Company Name

Clague Architects

Address

Address line 1

Clague Architects

Address line 2

62 Burgate

Address line 3

Town/City

Canterbury

County

Country

United Kingdom

Postcode

CT12BH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed single storey extension, internal alterations and external repairs to Spicers Farmhouse. A proposed new build annexe, a new car port and associated external landscaping, including a new site entrance.

Has the work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
- ☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
- ☐ No

b) works to the exterior of the building?

- ☒ Yes
- ☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
- ☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
- ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

- Architectural Information:
- 30681A_Schedule of Repair drawings and Photos
 - 30681A_200 Proposed Site Plan
 - 30681A_200a Proposed Site Plan Full Extent
 - 30681A_201 Proposed Ground Floor Plan
 - 30681A_202 Proposed First Floor Plan
 - 30681A_203 Proposed Roof Plan
 - 30681A_204 Proposed North East & South East Elevations
 - 30681A_205 Proposed South West & North West Elevations
- 30681A_Design and Access Statement
- 30681A_Heritage Statement
- Structural Drawings:
- C1389-001 (0)
 - C1389-002 (0)
- Archaeological Information:
- Spicers Farm Etchinghill HBA
 - Spicers Farm, Etchinghill Dwgs 5083 01-06

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Proposed single storey extension

Proposed materials and finishes:

Proposed single storey extension - Natural colour, timber weatherboarding

Type:

Roof covering

Existing materials and finishes:

Proposed single storey extension

Proposed materials and finishes:

Proposed single storey extension - Kent peg tile roof (to match Spicers Farmhouse)

Type:

Windows

Existing materials and finishes:

Proposed single storey extension

Proposed materials and finishes:

Proposed single storey extension - Grey powder coated aluminium framed fenestration

Type:

Rainwater goods

Existing materials and finishes:

Proposed single storey extension

Proposed materials and finishes:

Proposed single storey extension - Black powder coated aluminium gutters and downpipes

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Architectural Information:

-30681A_Schedule of Repair drawings and Photos
-30681A_200 Proposed Site Plan
-30681A_200a Proposed Site Plan Full Extent
-30681A_201 Proposed Ground Floor Plan
-30681A_202 Proposed First Floor Plan
-30681A_203 Proposed Roof Plan
-30681A_204 Proposed North East & South East Elevations
-30681A_205 Proposed South West & North West Elevations

-30681A_Design and Access Statement

-30681A_Heritage Statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☒ Yes
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Drawings:

- 30681A_200 Proposed Site Plan
- 30681A_200a Proposed Site Plan Full Extent
- 30681A_Design & Access Statement

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The existing site entrance is to the west of the property with parking provision to the rear of the house.

The works propose a new car port to the north west of Spicers Farmhouse and a new site entrance to the north off of the existing driveway.

New associated hardstanding is proposed providing access to the new car port and providing additional parking if required.

This provides improved access and circulation to the house as detailed on 30681A_Proposed Site Plan and 30681A_200a Proposed Site Plan Full Extent. It is also further detailed in 30681A_Design & Access Statement.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Drawing:

- 30681A_200 Proposed Site Plan
- 30681A_200a Proposed Site Plan Full Extent

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Drawing:

- 30681A_200 Proposed Site Plan
- 30681A_200a Proposed Site Plan Full Extent

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/0911/PREAPP

Date (must be pre-application submission)

05/07/2023

Details of the pre-application advice received

- The timber frame should be fully assessed and a repair strategy agreed before commencing repair works. The framing should be archeologically surveyed and the documents should be part of the application.
- The proposed repair of the roof structure, framing and brickwork needs to be agreed prior to works commencing.
- In general, as much of the existing should be retained as possible rather than replacement.

- The kitchen of Spicers Farmhouse should survive as existing but perhaps with a new opening through to the proposed extension.
- The proposed extension roof should be no greater than the existing roof of the main house and pulled away from the chimney stack. Consideration to construction it from a timber frame and a more glazed elevation to the south.

- The main chimney stack should be repaired to a conservative nature using Helibars.
- The removal of the modern chimney stack seems acceptable.

- The proposed amendment to the circulation at first floor landing to make it safer with opening up for a new door, seems acceptable.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

George

Surname

Esdaile

Declaration Date

19/12/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

George Esdaile

Date

19/12/2023