

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

Date of Decision: 20 March 2024



Email: planning@folkestone-hythe.gov.uk

Mr Simon Kenny
Eskay Fine Art Ltd
The Wells
Burmarsh Road
Dymchurch
Romney Marsh
TN29 0JT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED): SECTION 192

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39**

CERTIFICATE OF LAWFUL DEVELOPMENT (PROPOSED)

APPLICATION NUMBER: 24/0076/FH

Folkestone & Hythe District Council hereby certifies that on 25 January 2024 the development described in the First Schedule hereto in respect of the property specified in the Second Schedule hereto and shown edged red on the site plan attached hereto (the Site Plan) **is lawful** within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

Reasons

- 1 From the information provided on submitted application form and drawings received on 17/01/2024, the proposed single storey rear extension would constitute permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country (General Permitted Development) (England) Order 2015.

Issued by the Chief Planning Officer

First Schedule	Lawful development certificate (proposed) for extension to existing utility room
Second Schedule	The Wells, Burmarsh Road, Dymchurch, Romney Marsh, TN29 0JT

Notes:

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the development specified in the First Schedule which has taken / is taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action

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