

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

**Date of Decision: 21 March 2024**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Mr & Mrs Bell  
C/o Mr Matthew Bennett  
APX Architecture  
Office 1a, The Old Dairy  
Highland Court Farm  
Bridge  
Canterbury  
CT45HW

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 23/1921/FH/CON**

**Proposal:** Approval of details pursuant to conditions 3 (flintwork & pointing technique), condition 4 (eves, hips and ridges), condition 5 (joinery windows & doors), condition 6 (design of french doors), condition 7 (glazed link), condition 9 ( internal works, flooring, walls & ceiling insulation) and condition 11 (vents & outlets) of planning permission 22/1726/FH

**Site Location:** Jacques Court, Fir Tree Hill, Bladbean, Canterbury, CT4 6NB

**DECISION: APPROVED** in accordance with the planning application and plans.

**REFUSAL REASONS**

- 1 The proposed details submitted in pursuance of conditions 3, 4, 5, 6 and 9, by virtue of their design, appearance, materials and level of information provided, are not considered to respect the special architectural interest and historic character of the listed building and would therefore have an unacceptable and harmful impact that would fail to preserve its character and appearance. The proposal is therefore contrary to policy HB1 of the Places and policies local Plan 2020 and the National Planning Policy Framework.

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

Telephone: 01303 853538 · E-mail: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk) · [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)

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.

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the text 'Issued by the Chief Planning Officer'.

**Issued by the Chief Planning Officer**

*This decision notice consists of 3 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](http://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.