

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

Date of Decision: 4 April 2024



Email: planning@folkestone-hythe.gov.uk

Mr Diljit Brar
C/o Mr Kamlesh Singh
Architecture Design Limited
The Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/0287/FH/NMA

Proposal: Non-Material Amendment to planning permission Y18/0287/SH to allow for alterations to windows, balconies and doors.

Site Location: 4-5 Gold Heights, Sandgate Esplanade, Sandgate, CT20 3DX

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

- 1 The proposed amendments to the windows/doors and balconies on the front (southern) elevation, would result in a harmful material impact upon the visual amenity of the building, streetscene and conservation area. The amendments would not preserve or enhance the character and appearance of the Conservation Area and would result in the development being harmful to the significance of the heritage asset in which it is located. The amendments are considered contrary to Policies HB1 & HB8 of the PPLP and Chapter 16 of the the NPPF (2023) and are not considered to be a non-material to planning amendment to planning permission Y18/0287/SH.

Informatives and notes

- 2 The refusal is on the basis of the following submitted plans:

08.54/01 Rev A - Site and Location Plan, received 27 March 2024
08.54/12 Rev A - Proposed Elevations (South & East), received 27 March 2024

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.

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

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.

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