

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

Date of Decision: 4 June 2024



Email: planning@folkestone-hythe.gov.uk

H Hassan
C/o Mr James Smith
Hydene
Barrack Hill
Hythe
CT21 4BY

**TOWN AND COUNTRY PLANNING ACT (LISTED BUILDINGS AND
CONSERVATION AREAS) 1990**

Application Number: 24/0385/FH

**Proposal: Listed Building Consent for replacement of 1 x
window and door and internal/external repair work
to single storey extension**

Site Location: 17 High Street, New Romney, TN28 8BN

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

Subject to the following conditions:

- 1 The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the following drawings and documents:

Site Location Plan (Received: 05/03/2024)

Proposed Plan (Received: 05/03/2024)

DS/2429/2 Existing and proposed elevations (Received: 11/04/2024)

Proposed Block Plan (Received: 11/04/2024)

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

- 3 The development shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing

Folkestone & Hythe District Council

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by the local planning authority.

Reason: In the interest of visual amenity

- 4 The replacement of the window and door shall not be commenced until joinery details of the replacement door and windows at either a scale of 1:1 or 1:2 and 1:5 or 1:10, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and be retained as such thereafter.

Reason: In the interest of protecting the special architectural and historic character of the Listed Building and in the interest of visual 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 (Listed Buildings and Conservation Areas) 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



Issued by the Chief Planning Officer

This decision notice consists of 3 pages

Planning (Listed Buildings and Conservation Areas) Act 1990

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse listed building/conservation area consent for the proposed works, or to grant consent subject to conditions, you may appeal to the Secretary of State within six months of the date of the decision notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. If listed building/conservation area consent is refused, or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district in which the land is situated a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances, a claim may be made against the District Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State or on appeal a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.