

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

Date of Decision: 27 February 2025



Email: planning@folkestone-hythe.gov.uk

Mr Gareth Dominique
C/o Greg Blaquiere
Eagle Planning & Development Ltd
71-75 Shelton Street
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London
WC2H 9JQ

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: 24/2005/FH

**Proposal: Conversion of premises to residential use and
erection of roof extension**

Site Location: 44 QUEEN STREET, FOLKESTONE, CT20 1JF

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

Subject to the following conditions:

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

Reason:

In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted drawings:
Location Plan – 02.01.2025
Proposed Floor Plans – 2245/05 Rev E – 02.01.2025
Proposed Elevations & Section – 2245/06 Rev F – 20.02.2025
Design & Access Statement – 02.01.2025
Planning Statement – 02.01.2025
Phase 1 Land Contamination Risk Assessment dated December 2024 – 02.01.2025

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of policy HB1 of the Places and Policies Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the details of materials as specified in the application form and as shown on the proposed plans.

Reason:

To ensure the appropriate appearance of the completed development and in the interests of visual amenity.

- 4 Prior to first occupation of the property conversion hereby permitted, details to demonstrate that the property shall use no more than 110 litres of water per person per day have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason:

In the interest of sustainable development and minimising water consumption.

- 5 Prior to first occupation of the dwelling hereby approved, details of the proposed means of foul sewerage and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason:

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework.

- 6 A 2.0m high solid timber screen as shown on the approved plans shall be installed along the rear boundary of the application site prior to the first residential occupation of the property and shall thereafter be retained at all times.

Reason:

In order to safeguard the privacy of the future occupants of the application site and the occupants of the neighbouring properties in accordance with policies HB1 and HB8 PPLP and the NPPF.

- 7 The proposed side gate access shall open inwards as shown on the approved plans and shall be maintained to operate in this manner at all times.

Reason:

In the interests of ensuring safety of users of the immediately adjoining footpath.

- 8 Prior to the first occupation of the dwelling hereby permitted, 2 secure bicycle storage spaces as shown on the application form and approved plans shall be provided and made available for use.

Reason:

To ensure the provision and retention of adequate off street parking facilities for bicycles in the interests of highway safety and to encourage the

use of sustainable modes of transport in accordance with policy T5 of the PPLP

- 9 Facilities for the storage of refuse and recycling shall be provided for the dwelling in accordance with the approved plans. These facilities shall be provided prior to the first occupation of the dwelling and maintained thereafter.

Reason:

To ensure adequate means of refuse collection in the interests of amenities of future residents in accordance with policy HB1 PPLP and the NPPF.

- 10 In the event that, at any time while the development is being carried out, contamination is found that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken and where remediation is necessary a remediation scheme shall be prepared. The results shall be submitted to the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land, together with those to controlled waters, property and ecological systems, are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within Classes A, B, C and E of Part 1, Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to retain control over future development in the interests of the amenity of future occupiers and nearby neighbours in accordance with policy HB1 PPLP and the NPPF.

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.

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

A handwritten signature in black ink, appearing to read 'Wynne', written in a cursive style.

Issued by the Chief Planning Officer

This decision notice consists of 5 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.