

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

**Date of Decision: 16 October 2025**



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CT21 4HG

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1532/FH**

**Proposal: Conversion of church to 1no. two-bedroom dwelling.**

**Site Location: SOUTH KENT CHRISTIAN COMMUNITY CHURCH,  
32 CHERITON ROAD, FOLKESTONE, CT20 1BZ**

**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 complete accordance with the following approved drawings and documents:

Site & Block Plans 250801.01  
Proposed Floor Plans 250801.05  
Proposed Elevations 250801.06

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 No development beyond the construction of foundations shall take place until details to demonstrate that the dwellings hereby permitted 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.

- 4 No further development, whether permitted by Classes A, B, C, D, E, F, G or H of Part 1, or Class A of Part 2, both of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.

Reason: In the interests of the amenities of the area.

- 5 Before the development hereby permitted is first used, the windows shown on the approved plans in the north western elevation shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside finished floor level and shall subsequently be maintained as such.

Reason: To safeguard the privacy of both neighbouring and future occupiers.

- 6 Before the development hereby permitted is first used, the window permitted in the north eastern elevation serving the mezzanine floor area shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, to a point no less than 2.0m above the finished floor level of the mezzanine floor, with the windows being incapable of being opened except for a high level fanlight opening of at least 2.0m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

- 7 Prior to first use of the premises for the use hereby permitted, the bin and cycle store shown on the approved plans shall be made available in full, and shall thereafter be retained in association with the premises at all times.

Reason: In the interests of visual and residential amenity.

- 8 The materials to be used in the construction of the external surfaces of the development, including the new gates and pillars, hereby permitted shall match those on the existing building in terms of type, colour and texture.

Reason: In the interests 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 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 'W. H. G. J.', is positioned in the lower-left quadrant of the page.

**Issued by the Chief Planning Officer**

*This decision notice consists of 4 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.