

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

**Date of Decision: 22 January 2026**



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**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/2117/FH**

**Proposal: Change of use from residential (Class C3) to a house of multiple occupation (HMO) and the insertion of a first floor window to front elevation.**

**Site Location: 50 MARSHALL STREET, FOLKESTONE, CT19 6ES**

**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 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 drawings and documents:

ARC 24A Proposed Floor Plan First Floor – A (Received: 19/11/2025)  
ARC 23 Proposed Floor Plan Ground Floor (Received: 19/11/2025)  
ARC 30 Proposed Rear and Front Elevations (Received: 19/11/2025)  
ARC 28 Proposed Cross Sections B and C (Received: 19/11/2025)  
ARC 29 Proposed Side Elevation (Received: 19/11/2025)  
ARC 26 Proposed Floor Plan Roof (Received: 19/11/2025)  
ARC 27 Proposed Longitudinal Section A (Received: 19/11/2025)  
ARC 22 Proposed Floor Plan Basement (Received: 19/11/2025)  
ARC 25 Proposed Floor Plan Loft (Received: 19/11/2025)  
Application Form (Received: 19/11/2025)  
Design and Access Statement (Received: 19/11/2025)

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 by the local planning authority.

Reason: In the interest of visual amenity

- 4 The premises used as an HMO (House in Multiple Occupation) shall only be occupied by a maximum of six households and six people, at any one time.

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

- 5 Prior to first occupation, full details of the bin storage area shall be submitted to the Local Planning Authority for written approval. The approved details shall thereafter be fully implemented and made available for use before the premises are first occupied.

Reason: In the interests of visual and residential amenity.

- 6 The eight secure, covered cycle parking spaces shown on the approved plans shall be fully installed and made available for use prior to the first occupation of the premises.

Reason: To encourage sustainable and healthy modes of transport.

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 'Hypelz'.

**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.