

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

**Date of Decision: 9 March 2026**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Mrs Ruxandra Williamson  
Elwick Properties Limited  
Stoke House  
Church Road  
Ashford  
TN23 1RD

**THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015**

**Application Number: 25/2242/FH/PA**

**Proposal: Determination as to whether the prior approval of the Local Planning Authority is required under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use & conversion from commercial, business and service (Class E) to dwellinghouses (Class C3)**

**Site Location: 9 CAMBRIDGE GARDENS, FOLKESTONE, CT20 1DB**

**DECISION: PRIOR APPROVAL NOT REQUIRED in accordance with the planning application and plans.**

**Informatives and notes**

- 1 The proposed change of use from offices (Use Class E) to residential (Use Class C3), to provide a four bedroom dwelling as detailed on the following submitted plans and supporting documents, constitutes permitted development under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended):
  - 2405/06 Rev B Proposed Second Floor & Roof Plans (Received: 05/03/2026)
  - 2405/01 Rev A Block and Location Plan (Received: 15/01/2026)
  - 2405/03 Rev A South East North East & North West Elevations (Received: 15/01/2026)
  - 2405/05 Rev A Proposed Ground & First Floor Plans (Received: 15/01/2026)

- Application Form (Received: 10/12/2025)
- Site Location Plan (Received: 10/12/2025)

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 The Town and Country Planning (General Permitted Development) (England) Order 2015. 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.

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations.

- The development to which the attached planning permission relates may also require a separate approval under the Building Regulation
- If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments
- If the development involves any demolition work, notice of this may be required under the Building Act 1984
- 

Guidance on any Building Control matter is available from the links below or email [building.control@folkestone-hythe.gov.uk](mailto:building.control@folkestone-hythe.gov.uk)

- Building control – Folkestone & Hythe District Council
- [www.labcfrontdoor.co.uk](http://www.labcfrontdoor.co.uk)



**Issued by the Chief Planning Officer**

*This decision notice consists of 3 pages*

## Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Householder application – Within 12 weeks of the date of the notice

Minor commercial application - Within 12 weeks of the date of the notice

Express consent for the display of an advertisement – Within 8 weeks of the date of receipt of the notice

Tree Preservation Orders - Within 28 days of the date of the notice

Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice - Within 28 days of the date of the notice

If an enforcement notice is served relating to the same or substantially the same land and development as in your application - Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier

All others - Within 6 months of the date of the notice

Appeals should be made online via Appeal a planning decision (<https://appeal-planning-decision.service.gov.uk/before-you-start>). If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at Make an appeal to the Planning Inspectorate and associated guidance (<https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.