NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision: 21 April 2026

Folkestone & Hythe District Council

Email: planning@folkestone-hythe.gov.uk

Jane Clarke
C/o Matthew Ripley
Ripley Architecture
30 Boxley Road
Chatham
ME5 9LF

TOWN AND COUNTRY PLANNING ACT 1990

Application Number:	**26/0374/FH**
Proposal:	**Conversion of loft space into habitable room and installation of two roof windows to the front and two to the rear elevation roof plane.**
Site Location:	**6 Cavell Place, Folkestone, CT20 3XH**

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 Location Plan – received on 11/03/2026
06JB – Loft Conversion – received on 11/03/2026

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 hereby approved 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 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

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
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Guidance on any Building Control matter is available from the links below or email building.control@folkestone-hythe.gov.uk

- Building control – Folkestone & Hythe District Council
- 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.