



Mr Steven Keebie
Moorlands
Woodcock Lane
Benenden
Cranbrook
Kent, TN17 4HT

24 October 2019

PLANNING DECISION NOTICE

APPLICANT:	Mr Steven Keebie
DEVELOPMENT TYPE:	Householder
APPLICATION REFERENCE:	19/02211/FULL
PROPOSAL:	First floor extension over the flat roof to the right hand side of the building, new front porch, general modernisation to the building
ADDRESS:	The Old Bakery, Queen Street, Sandhurst, Cranbrook, Kent, TN18 5HY

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Proposed Extension and Alteration, drawing number CDB/23/9/B, received 29/08/19

Reason: To clarify which plans have been approved.

- (3) No development shall commence until samples of the proposed bricks, tiles and cladding materials to be used externally have been made available on site for inspection and details of the materials, including source/manufacturer, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

- (4) Before any works are carried out the following shall be submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details:

Detailed drawings to scale 1:5 and 1:1 of typical details of all new joinery, in addition, sections, mouldings and glazing bars shall be to a scale of 1:1 or 1:2 and shall show means of fixing glazing and finishes. Notwithstanding the details shown on submitted plans which specify UPVC, the proposed windows shall be constructed using timber.

Reason: To preserve the special character and appearance of the Conservation Area.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was acceptable as submitted and no further assistance was required.



Stephen Baughen
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from The Planning Inspectorate, Room 3/13, Temple Quay House , 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The SoS 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 SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent 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.