



Mr J Woodnutt  
C/O Mr Andrew Gerken  
Pump House Designs  
Pump House Yard, The Green  
Sedlescombe  
Battle  
East Sussex , TN33 0QA

3 July 2020

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr J Woodnutt</b>
<b>DEVELOPMENT TYPE:</b>	<b>LBC (alterations/extensions)</b>
<b>APPLICATION REFERENCE:</b>	<b>20/01198/LBC</b>
<b>PROPOSAL:</b>	<b>Listed Building Consent: Proposed removal of ground floor window and reinstatement of a previous upper floor window within side elevation of the oast roundel.</b>
<b>ADDRESS:</b>	<b>Boxhurst Oast, Boxhurst, Sandhurst, Cranbrook, Kent, TN18 5PE</b>

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The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (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 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

6156 / LBP - Location/ Block Plan  
6156 / 1 / B - Proposed Plans and Elevations

6156 / 2 - Window Joinery Details  
Method Statement  
Design & Access Statement  
Heritage Statement

Reason: To clarify which plans have been approved.

- (3) Prior to the commencement of works to remove the existing window, details, including source and type, of the proposed brick to be used for blocking up the opening shall be submitted to and approved in writing by the Local Planning Authority, and samples shall be made available to view on site.

Reason: To safeguard the character, appearance and fabric of the building.

- (4) The development shall be carried out in accordance with the details of external materials specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

#### **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.
- The application was approved without delay.
- The applicant/agent was provided formal pre-application advice.



**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](http://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.