



Mrs Sarah Poole  
C/O Mr Alan Cusden  
Wealden Design and Build Ltd  
Flat 7  
Shaws Corner  
High Meadow  
Station Road  
Northiam  
Rye  
East Sussex, TN31 6GA

11 August 2020

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mrs Sarah Poole</b>
<b>DEVELOPMENT TYPE:</b>	<b>LBC (alterations/extensions)</b>
<b>APPLICATION REFERENCE:</b>	<b>20/01578/LBC</b>
<b>PROPOSAL:</b>	<b>Listed Building Consent: Removal and replacement of drawing room floor, plus new step</b>
<b>ADDRESS:</b>	<b>Sponden Old Hall, Sponden Lane, Sandhurst, Cranbrook, Kent, TN18 5NP</b>

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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 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 plan: Drawing titled: PROPOSED REDUCTION OF FLOOR LEVEL TO DRAWING ROOM (showing EXISTING FLOOR AND PROPOSED NEW FLOOR)

Reason: To clarify which plan has been approved.

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

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

- (4) Prior to the commencement of works to break up the existing floor construction in the living room, a detailed method statement of the excavation of existing, and installation of new build up, including means of protecting any parts of the historic frame of the building, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details.

Reason: To preserve the character of the Listed Building.

- (5) Any features revealed during the course of investigative or further works to the living room floor shall be retained in situ, and work shall be immediately suspended in the relevant areas of the building and the local planning authority notified. Works shall not recommence until the local planning authority has been given the opportunity to inspect and confirm in writing that no further details are required to be submitted for approval. In instances where further details are required these shall including a schedule of works, drawings and annotated photographs as agreed with the local planning authority, to be submitted to and approved in writing by the local planning authority before further works commence. All works shall be carried out in accordance with the approved details.

Reason: To protect and safeguard items of importance

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.

A handwritten signature in black ink, consisting of a large 'S' followed by a stylized, cursive 'B' and a horizontal line extending to the right.

**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.