



J R COM Property Development Co Ltd
C/O Michael Harris Associates
The Granary Halden Place
Halden Lane
Rolvenden
Cranbrook
Kent
TN17 4JG

9 August 2016

PLANNING DECISION NOTICE

APPLICANT: J R COM Property Development Co Ltd

DEVELOPMENT TYPE: LBC (alterations/extensions)

APPLICATION REFERENCE: 16/505075/LBC

PROPOSAL: Listed Building Consent conversion and extension to existing building to create one dwelling and erection of one detached dwelling. (Resubmission of 16/501757/LBC)

ADDRESS: Land Rear Of 31 Stone Street, Cranbrook, Kent, TN17 3HF

The Council hereby **GRANTS** listed building consent 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 details:

- Plan numbers 21-1-2016 SP/22H, 21-8-2015 SP23E, 6-1 2016 SP/21G, 21-8-2015 SP/0001C, 21-8-2015 SP/0006A and Application Form and Design and Access Statement received 3rd June 2016 and Bat Survey dated 28th June 2016.

Reason: To clarify which plans have been approved.

- (3) Written details including source/ manufacturer, of bricks, tiles and cladding materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the development shall be carried out using the approved external materials.

Reason: In the interests of visual amenity and to uphold the character and appearance of the Conservation Area.

- (4) Prior to the commencement of the development, the following details shall be submitted to the Local Planning Authority and the development shall be constructed in accordance with the approved details.

- Details of external materials, including source, to be submitted
- Full detail sections at a scale of 1:5 or 1:10 showing proposed eaves, roof plane and ridge construction, indicating the provision of eaves, roof plane and / or ridge level ventilation, provision of insulation shall be provided complete with method statements or specifications for roofing felt and insulation where proposed.
- Full detail sections and elevations to a scale of 1:10, 1:5 or 1:2 of all new doors and windows.

Reason: In order to secure a suitable appearance to the development and to secure the character and setting of neighbouring listed buildings and the Conservation Area.

- (5) No development shall commence until a 1 metre by 1 metre sample panel of brickwork has been constructed on site, incorporating any associated stone detailing (for example quoining), brick bond, mortar depth, colouring and pointing finish, notified for inspection to, along with submission of photographs and written details of the mortar mix and of any supplementary bricks (source, manufacturer, name) and approved in writing by the Local Planning Authority. The sample panel shall thereafter be retained on site for the duration of the works. The development shall be constructed in accordance with the approved brick panel.

Reason: In order to secure a suitable appearance to the development and to secure the character and setting of neighbouring listed buildings and the Conservation Area.

Please note you must comply with all the Conditions attached to this consent. Otherwise the consent may not be valid and any works may be unauthorised.



Stephen Baughen
Building Control and Development Manager
Tunbridge Wells Borough Council

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

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

This decision does not give approval or consent that may be required under any act, bylaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

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 Section 78 of the Town and Country Planning Act 1990.

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

- 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 LPA's decision on your application, then you must do so within **28 days** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the LPA's 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.
- If this is a decision to refuse planning permission for a **Householder** application or a **Minor Commercial** application and you want to appeal the LPA's 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 LPA's decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at 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 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.