



Rachel Allwood  
Laddingford Developments Ltd  
C/o Dandara Ltd  
KD Tower  
Cotterells  
Hemel Hempstead  
HP1 1FW

9 November 2018

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Rachel Allwood</b>
<b>DEVELOPMENT TYPE:</b>	<b>LBC (alterations/extensions)</b>
<b>APPLICATION REFERENCE:</b>	<b>18/504376/LBC</b>
<b>PROPOSAL:</b>	<b>Listed Building Consent for demolition of single storey rear extension and erection of a replacement single storey pitched roof extension, internal and external alterations and demolition of rear single storey container shed and erection of a garage.</b>
<b>ADDRESS:</b>	<b>The Pest House Claygate Road Yalding ME18 6BB</b>

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The Council hereby **GRANTS** listed building consent subject to the following Condition(s):

- (1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**MKPS – Working in Partnership with:** Maidstone Borough Council

**Please Note:** All planning related correspondence for MBC should be sent to:

Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ

Email: [planningsupport@midkent.gov.uk](mailto:planningsupport@midkent.gov.uk)

Access planning services online at: [www.maidstone.gov.uk](http://www.maidstone.gov.uk); or submit an application via [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

- (2) No works shall be carried out to the single-storey rear extension above the ground floor slab level to the rear extension until full details, including samples, of the external surfacing materials to be used on the extension have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details and samples of external surfacing materials;

Reason: To ensure the character and appearance of the Grade II listed building are safeguarded.

- (3) No alterations shall be carried out to the main building or works carried out to the single-storey rear extension above the ground floor slab level to the rear extension until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

- a) New internal and external joinery details for all new and altered windows and doors, including framing, partitions, and mouldings, to a scale of 1:20;
- b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;
- c) The new rooflight window to the south-west facing roof slope which shall be a conservation rooflight window, to a scale of 1:20;

The works shall be carried out in accordance with the details approved;

Reason: To ensure the details are satisfactory and ensure the character, appearance, fabric and setting of the Listed Building are safeguarded and maintained.

- (4) The works hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans/document:

Drawing No. LN35\_150.03 Rev. P1 - Proposed site plan  
Drawing No. LN35\_150.05 Rev. P2 - Proposed plans and elevations  
Drawing No. LN35\_150.06 Rev. P1 - Proposed floor plan and elevations (Single garage)  
CgMs Heritage - Built Heritage Advice Note dated 27.03.18

Reason: To ensure the character, appearance, and setting of the Listed Building are safeguarded and maintained.

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.

*R. L. Jarman*

**Rob Jarman**  
**Head of Planning Services**  
**Maidstone 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 LPAs 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](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 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.