



Mr George Barnes
C/O Mr Simon Milliken
Milliken & Co. Chartered Surveyors
1A The Pantiles
Tunbridge Wells
Kent, TN2 5TD

4 March 2019

PLANNING DECISION NOTICE

APPLICANT:	Mr George Barnes
DEVELOPMENT TYPE:	LBC (alterations/extensions)
APPLICATION REFERENCE:	18/03854/LBC
PROPOSAL:	Works to existing boundary wall (listed)
ADDRESS:	Land R/O Red Lion, Lower Green Road, Royal Tunbridge Wells, Kent, TN4 8TW

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

- (1) The development to which this consent relates 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:

Topographical Survey, 747/P01, 747/P02, 747/P03, 747/P04, 747/P05, 747/P06, 747/P07, 747/P08, 747/P10.

Reason: To clarify which plans have been approved.

- (3) Prior to the dismantling of the wall on the Lower Green Road frontage, a detailed schedule of works including timescales for rebuilding shall be submitted to, and approved in writing by, the Local Planning Authority. Following approval, the works shall take place in accordance with the approved details.

Reason: In order to ensure that the listed wall is rebuilt in accordance with an approved timescale and in order to protect the character of listed structures.

- (4) Prior to the dismantling of the wall on the Lower Green Road frontage, detailed sectional and elevational drawings of the rebuilt wall (including foundations) shall be submitted to and approved in writing by the Local Planning Authority. Following approval, the works shall take place in accordance with the approved details.

Reason: In order to protect the character of listed structures.

- (5) Prior to the reconstruction of the wall on the Lower Green Road frontage, a sample panel of brickwork shall be constructed on site demonstrating brick bond, mortar mix and finish to match. The panel shall be made available on site for inspection and approved in writing by the Local Planning Authority. Following approval, the works shall take place in accordance with the approved panel details.

Reason: In order to protect the character of listed structures.

- (6) Prior to the reconstruction of the wall on the Lower Green Road frontage, details of any new bricks to make up for any shortfall shall be submitted to and approved in writing by the Local Planning Authority. Following approval, the works shall take place in accordance with the approved panel details.

Reason: In order to protect the character of listed structures.

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.

A handwritten signature in black ink, consisting of a large 'S' followed by a period and a stylized, cursive signature.

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.