

# DECISION NOTICE

**Correspondence Address:**

Invent Architecture  
24 Oxford Street  
Whitstable  
CT5 1DD

**Town and Country Planning Act 1990  
The Planning (Listed Buildings and Conservation Areas) Act 1990**

**Application Number:** 18/01111  
**Location:** Days Yard, Shaftesbury Road, Whitstable, CT5 1DS  
**Proposal:** Details submitted pursuant to conditions 03 (construction management plan), 06 (external materials), 07 (external flues, vents, grilles, pipes and ducts), 08 (rooflights), 12 (archaeology - partial approval), 13 (foul and surface water disposal), 17 (tree survey and protection), 18 (landscaping plan), 21 (external lighting), and 24 (levels) of appeal decision APP/J2210/W/17/3178561 (CA/16/02931/FUL).

Take notice that CANTERBURY CITY COUNCIL, the district planning authority under the Town & Country Planning Act 1990, has **APPROVED** your application.

The application was processed having regards to the National Planning Policy Framework, which requires that where there are potential solutions to problems arising in relation to dealing with planning applications, the Council will work with the applicant in a positive and proactive manner to seek solutions to those problems.

**NOTES TO APPLICANT:**

- 1 This decision specifically relates to the following documents:
  - Invent Architecture Construction Environmental Management Plan received on 30 May 2018;
  - GGL-EDN-0114-1104 Velux Centre-Pivot Roof Window received on 30 May 2018;
  - Photo of Conservation Roof Light received on 30 May 2018;
  - Searchlight Black IP44 Lighting Specification received on 30 May 2018;
  - Searchlight Black IP65 Lighting Specification received on 30 May 2018;
  - Tempest 49W Lighting Specification received on 30 May 2018;
  - Photo of Vent Axia Fan received on 30 May 2018;
  - Broad Oak Tree Consultants Limited Tree Survey Report and Tree Protection Measures received on 30 May 2018;
  - Photo of Condensing Flue received on 30 May 2018;
  - DOC04 Proposed Elevations received on 30 May 2018;
  - DOC05 Proposed Mews Elevations received on 30 May 2018;
  - DOC06 Proposed Internal Elevations received on 30 May 2018;
  - DOC07 External Lighting Scheme received on 30 May 2018;
  - Swale & Thames Survey Company Specification for an Archaeological Evaluation received on 08 June 2018;

- DOC 08 Rev A CEMP Site Layout received on 22 June 2018;
- DOC 02 A External Landscaping Materials Ground received on 05 July 2018;
- DOC 03 A External Landscaping Materials First received on 05 July 2018;
- Letter from Southern Water to Tridax dated 18 July 2018;
- Guttercrest Downpipe Specification received on 16 August 2018;
- Guttercrest Guttering Specification received on 16 August 2018;
- Rheinzink Roofing Specification received on 16 August 2018;
- DOC 01 B External Materials Schedule received on 13 September 2018;
- Spanish Slate sample received on 17 September 2018;
- T17023\_Shaftsbury\_01.dwg Topographical Survey received on 18 October 2018;
- Soiltec Phase II Environmental Assessment (Intrusive Site Investigation) Report received on 22 October 2018;
- Tridax Micro Drainage Simulation Results received on 16 November 2018;
- Tridax Micro Drainage Simulation Results 1 year; 30 year; 100 year received on 16 November 2018;
- Tridax Micro Drainage Simulation Results 100 year + 40% received on 16 November 2018;
- Tridax Micro Drainage Southern Water Network Plan received on 16 November 2018;
- Tridax Details of Surface Water Drainage received on 13 December 2018.

- 2 Please note that there are outstanding matters in relation to condition 12 regarding archaeological works. In order to fully comply with the requirements of the condition, the fieldwork must be undertaken in accordance with the approved specification, and on completion, a report outlining the results together with details of any further mitigation measures, if necessary, must be formally submitted to the LPA for approval.
- 3 If you have supplied material samples and you require them back after the decision has been made, please contact [planning@canterbury.gov.uk](mailto:planning@canterbury.gov.uk) to arrange collection. If we do not hear from you within 2 weeks of the date of decision, the materials will be disposed of.
- 4 You should also refer to the decision notice for all conditions that do not require the submission of details but remain in force, as well as any that require further information to be submitted to the Local Planning Authority.

Please note this approval relates only to that required under the Town and Country Planning Acts and does not include any permission, consent or approval under any other enactment or under the Building Regulations. Any other permission, consent or approval necessary must be obtained from the appropriate authority.



Steve Musk  
 Authorised Signatory of the Council  
 Date of issue: 18 January 2019

## Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeal Type	Timescale
Householder application	Within 12 weeks of the date of the notice
Minor commercial application	Within 12 weeks of the date of the notice
Express consent for the display of an advertisement	Within 8 weeks of the date of receipt of the notice
Tree Preservation Orders	Within 28 days of the date of the notice
Planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice	Within 28 days of the date of the notice
If an enforcement notice is served relating to the same or substantially the same land and development as in your application.	Within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier
All others	Within 6 months of the date of the 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 (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State 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 Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority 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.

### IMPORTANT NOTES

Notification of permission under the Planning Acts does NOT convey consent under The Building Regulations

1. The development to which the attached planning permission relates may also require a separate approval under the Building Regulations.
2. If the planning permission refers to amended plans, any necessary Building Regulations approval should also cover those amendments.
3. If the development involves any demolition work, notice of this this may be required under the Building Act 1984.

Advice on each of the above is available from STG Building Control Partnership on 01634 331133 or by email [building@stgbc.org.uk](mailto:building@stgbc.org.uk)