

J J T Investments Ltd
c/o Thompson Shopfitting & Property Maintenance
FAO - Conrad Thompson
Unit 10 Holmestone Road
Dover
Kent
CT17 0UF

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990
APPLICATION NUMBER DOV/05/01414

NOTIFICATION OF GRANT OF Listed Building Consent

Proposal: Replacement sash windows to front elevation and alterations to basement
Location: 16 Norman Street, Dover

TAKE NOTICE that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Listed Building Consent for the proposal in accordance with the application and accompanying plans received on 15/12/2005 **SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED** hereunder together with the reasons for their imposition:-

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and to enable the matter to be considered in the light of any material change in planning circumstances.
- 2 The works hereby permitted shall be carried out in accordance with the submitted application as amended by revised drawing dated 18 January 2006 and accompanied by a letter from the applicant received 19 January 2006, unless otherwise approved in writing by the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure that the works are carried out in accordance with the approved plans and details.

- 3 No works shall take place until full joinery details of all new windows (which shall be of timber construction only) in the form of half or full size drawings, including sections and an elevational detail of the new dormer window to an appropriate scale, 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. (Kent Structure Plan Policies ENV17 and ENV19 and Dover District Local Plan Policies HE2 and HE4). Reason: As no such details have been submitted, in the interests of preserving the architectural or historic interest of the listed building and in the interests of preserving or enhancing the character or appearance of the Conservation Area in which it is located.

In reaching the decision to grant listed building consent, the Local Planning Authority has taken into account the requirement in Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

Dated: 08/03/2006

DISTRICT COUNCIL OFFICES
WHITE CLIFFS BUSINESS PARK
DOVER KENT CT16 3PJ
TEL:DOVER (01304) 821199

Signed:

For Tim Flisher
Development Control Manager

**YOUR ATTENTION IS DRAWN TO THE NOTES AND ANY
LETTER ACCOMPANYING THIS NOTICE**

Appeals to the Secretary of State

- * If you are aggrieved by the decision of the Council to refuse listed building consent, or to grant consent subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; otherwise you may appeal to the First Secretary of State under Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 **within 6 months** of the date of this notice. Appeals must be made on a form which is obtainable from the **Planning Inspectorate, 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Tel: 0117 3728808**. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not be prepared to exercise this power unless there are extraordinary circumstances which excuse the delay in giving notice of appeal.

Purchase Notices

- * If listed building consent is refused, or granted subject to conditions, whether by the Council or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council a purchase notice requiring the council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Compensation

- * In certain circumstances, a claim may be made against the Council for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 27 of the Planning (Listed Building & Conservation Area) Act 1990.

Other Legislation

- * Any listed building consent granted is confined to permission under the Planning (Listed Building and Conservation Areas) Act 1990 and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Planning Permission should the proposal involve development which is not permitted by Article 3 and Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995.
- * **You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the building regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable, the requirements of the party wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 1985 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.**
- * Should any change be required to your proposal, however minor, in connection with other legislation, a further listed building consent may well be required.
- * Now that your application has been determined it is no longer necessary for the Council to retain a spare set of your submitted plans. This set of plans will be available for collection at the Local Council offices within the next 6 weeks (or 6 months if your application has been refused), after which time it will be destroyed. The plans should be signed for on collection.