



Mr & Mrs D Pearce  
C/O Country House Homes Ltd  
FAO Mr Guy Osborne  
Chegworth Manor Barn  
Chegworth Road  
Harrietsham  
Maidstone  
ME17 1DD

29 January 2020

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr &amp; Mrs D Pearce</b>
<b>DEVELOPMENT TYPE:</b>	<b>LBC (alterations/extensions)</b>
<b>APPLICATION REFERENCE:</b>	<b>19/506113/LBC</b>
<b>PROPOSAL:</b>	<b>Listed Building Consent for the internal and external works involved in the conversion of Heritage Threshing Barn and modern pole barn to residential</b>
<b>ADDRESS:</b>	<b>Bletchenden Farm, Bletchenden Road, Headcorn, Ashford, Kent, TN27 9JB</b>

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The Council hereby **GRANTS** permission/consent for the proposal referred to above 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.

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**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.co.uk](http://www.planningportal.co.uk)

- (2) The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 500/DP/001, 500/DP/004/C, 500/DP/005/C and 500/DP/007/A received on 27/01/20;

Reason: To clarify which drawings have been approved and to preserve the character, appearance and special interest of the listed building.

- (3) The works shall not commence until written details and samples of the materials to be used in the construction of the external surfaces of the works hereby permitted, including rainwater goods, flues and vents, and details of the finish of all of the materials to be used in the construction of the external surfaces of the works hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the works shall be completed using the approved materials with the approved finishes;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

- (4) The works shall not commence until joinery details of the proposed windows, doors, internal joinery and internal partitions have been submitted to, and approved in writing by, the Local Planning Authority. The details shall specify materials and finishes and include large scale plans at a scale of 1:20 showing long and cross profiles of the mullions, transoms, cills and internal partitions. Work shall only be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason: To safeguard the character and fabric of the heritage asset.

- (5) The works shall not commence until a full schedule of works to be carried out, including a schedule of repairs and details of any internal or external insulation to be used, has been submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details;

Reason: To safeguard the character and fabric of the heritage asset.

Informative(s):

- (1) Asbestos  
Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.

With regards to insulation, the applicant is encouraged to have regard to the Historic England guidance documents upon insulation available upon their website including in terms of any roof insulation and ensuring that any insulation is appropriate and breathable. The proposed rooflights should be metal and flush fitting.

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 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 can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority ( [planningappeals@midkent.gov.uk](mailto:planningappeals@midkent.gov.uk) ) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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.