



Mr M & HT Evans Mark Evans  
C/O Leyswood Ltd  
FAO. Mr Peter Hulbert  
Leyswood Farm  
Corseley Road  
GROOMBRIDGE  
TN3 9PH

30 August 2022

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr M &amp; HT Evans Mark Evans</b>
<b>DEVELOPMENT TYPE:</b>	<b>N/A</b>
<b>APPLICATION REFERENCE:</b>	<b>22/503220/SUB</b>
<b>PROPOSAL:</b>	<b>Submission of details pursuant to condition 3 (materials) in relation to planning permission 21/502179/FULL.</b>
<b>ADDRESS:</b>	<b>Bishops , Avery Lane, Otham, Kent, ME15 8RZ</b>

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The Council hereby **REFUSES** the detail(s) reserved by the Condition(s) as listed above for the following Reason(s):

- (1) The proposal to use Larch weatherboarding instead of oak (which was stated to be used under the planning permission 21/502179) would dilute the quality of the development and fail to preserve the character and appearance of the countryside and the setting of the listed building in an appropriate manner, contrary to paragraph 135 of the National Planning Policy Framework.

Informative(s):

- (1) Please note that material details are also required for the proposed fenestration for the dwelling.

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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)

*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

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse consent 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.

- 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 advert discontinuance notice is served relating to the same or substantially the same land and proposal as in your application and if you want to appeal against the LPA's decision on your application and the discontinuance notice, then you must do so **before the date the advert discontinuance notice comes into effect**.
- In all other cases, you will need to submit your appeal against the LPA's decision, or any of the conditions imposed, within **8 weeks** of the date of this notice.

Appeals must be made using a form which you can get from the SoS 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.