



Ms Victoria Groves
C/O Ms Philippa Robinson
74 High Street
Sevenoaks
Kent
TN13 1JR

8 February 2024

PLANNING DECISION NOTICE

APPLICANT:	Ms Victoria Groves
DEVELOPMENT TYPE:	Listed Building Consent (Demolish)
APPLICATION REFERENCE:	23/505693/LBC
PROPOSAL:	Listed building consent for the demolition of a potentially curtilage Listed structure related to Moat Farm.
ADDRESS:	Land At Moat Road Headcorn Kent TN27 9RB

The Council hereby **REFUSES** Planning Permission for the above for the following Reason(s):

- (1) The application contains no information to justify the total loss of the existing curtilage listed building. The substantial harm arising from this proposal is not outweighed by any public benefits. The proposal is therefore contrary to the NPPF paragraphs 195 and 200-207 (incl) , policies SP18 and DM4 of the Maidstone Borough Local Plan 2017, draft policies LPRSP14(B) and LPRENV1 of the Regulation 22 Local Plan Review and the statutory duty under Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative(s):

(1) The decision was made in relation to:

Site Location Plan

42824a_01_E Existing Elevations

Photos of Building Received 14 Dec 2023

Heritage Statement P21-3568 by Pegasus Oct 2023

R. L. Jarman

Rob Jarman

Head of Development Management

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 LPAs 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) and Planning Inspectorate (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.

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