

18 November 2025



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NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class MA

Case Reference NOT/2025/1893

Site Address The Old Cart Shed, Worten Home Farm, Worten Road, Great Chart, Ashford, TN23 3BU

Proposal Prior Approval for the conversion & refurbishment of existing office unit to 1no. two bedroom dwelling.

DECISION: Prior Approval Is Given

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Description	Date
Floor Plans & Elevations as Existing & Proposed - 876-PP-01	8 October 2025
Godinton Estate Plan	8 October 2025
Site Plan	8 October 2025

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 Part 1
If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2.

Part 2
Following completion of the remediation scheme a verification report that demonstrates

the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Informatives:

- The applicant should note the code of practice hours in relation to potentially noisy construction/demolition activities which are 0800-1800 Monday to Friday, and 0800-1300 hours Saturday. Noisy works should not, in general, occur outside of these times, on Sundays or Bank/Public Holidays.

In addition, the applicant should note that it is illegal to burn any controlled wastes, which includes all waste except green waste/vegetation cut down on the site where it can be burnt without causing a nuisance to neighbouring properties.

Finally, the applicant should take such measures as reasonably practical to minimise dust emissions from construction and demolition activities and for that purpose would refer them to the IAQM guidance on controlling dust on construction sites

- The applicant is advised that a full planning application must be submitted for any associated operational development to be carried out on the building and on the associated curtilage. The applicant is also advised to contact the Building Control department to ascertain the applications necessary to comply with Building Regulations.

Signed



Simon Cole
Assistant Director - Planning and Development