



Planning Department
Ashford Borough Council

Our Ref: LJ/33999
Planning Portal Ref: PP-14515774

Via Planning Portal

02 December 2025

Dear Sir or Madam

FULL PLANNING APPLICATION FOR CHANGE OF USE, CONVERSION AND EXTENSION OF A FORMER PUBLIC HOUSE TO A SINGLE RESIDENTIAL DWELLING, EXTENSION AND CONVERSION OF AN EXISTING ANNEXE TO PROVIDE AN INDEPENDENT DWELLING, CONVERSION OF AN EXISTING SHELTER TO A SUMMER HOUSE/OFFICE, CREATION OF A NEW PARKING AREA TOGETHER WITH HARD AND SOFT LANDSCAPING FOLLOWING DEMOLITION OF SHEDS

THE CROWN INN, STONE IN OXNEY, KENT, TN30 7JN

Following the refusal of Application PA/2023/1751 on 20 June 2024, please find enclosed a further planning application for the above development at the former Crown Inn in Stone in Oxney. The application is submitted on behalf of our client, Mr. C Conrath and Mr. O Tymon and comprises the following documents and plans:

Supporting Reports

Document Title	Author
Application Form	DHA Planning
Design and Access Statement	DHA Urban Design
Planning Statement	DHA Planning
Preliminary Ecological Appraisal (November 2025)	PJC Consultancy Ltd.
Bat Survey Report	PJC Consultancy Ltd.
Biodiversity Net Gain Feasibility Assessment	PJC Consultancy Ltd.
BNG Statutory Metric	PJC Consultancy Ltd.
Climate Mitigation Statement	DHA Planning
Marketing Report (November 2025)	Sibley Pares

planning transport design environment infrastructure

t. 01622 776226 e. info@dhaplanning.co.uk w. www.dhaplanning.co.uk

Maidstone Office, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

DHA Planning Ltd. Registered in England. Registered number: 2683290



URS is a member of Register of Standards (Planning) Ltd.



Supporting Plans

Drawing Number & Description	Author
DHA/16820/01: Site Location Plan	DHA Urban Design
DHA/16820/02: Existing Site Layout Plan	DHA Urban Design
DHA/16820/03: Public House – Existing Plan and Elevations	DHA Urban Design
DHA/16820/04: Annexe and Shelter – Existing Plans and Elevations	DHA Urban Design
DHA/16820/11/Rev B: Proposed Site Layout Plan	DHA Urban Design
DHA/16820/12: Proposed Ground Floor Site Plan	DHA Urban Design
DHA/16820/13: Public House – Proposed Plans and Elevations	DHA Urban Design
DHA/16820/14: Annexe and Shelter – Proposed Plans and Elevations	DHA Urban Design

The planning application fee has been paid under separate cover.

I trust you have sufficient information to validate this application and I would be grateful if the application could be registered and validated as soon as possible.

I look forward to hearing from you. In the meantime, if you have any immediate queries, please do not hesitate to contact me.

Yours sincerely



Laura Jackson

Direct Email

