

19 December 2025

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NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Case Reference PA/2025/1972

Site Address Malthouse Farm, Rock Hill Road, Egerton, TN27 9EB

Proposal Single-storey rear extension and removal of chimney. Following the demolition of an existing single-storey extension and porch.

Town and Country Planning Act 1990 (as amended)

DECISION: Planning Permission is REFUSED for the following reasons:

Refusal Reasons:

- 1 The proposal would be contrary to policies SP1, SP6 and ENV13 of the Ashford Local Plan to 2030, and to Central Government Guidance in the form of the National Planning Policy Framework and therefore constitutes development contrary to the interests of acknowledged planning importance for the following reasons:
 - The proposed works, will alter the character and planform of the listed building, and will create an illegible space that does not complement nor enhance the significance of the listed building, without any overriding public benefit to outweigh this harm.
 - As a result of the above and the excessive scale, the proposal would detract from the appearance of the building in a manner that would be detrimental to visual amenity.

Informatives:

- The following drawings and documents have been marked as refused as part of this determination

Description	Date
Site Location and Existing Block Plan - 4537-01A	24 October 2025
Proposed Elevation - 4537-07-B	24 October 2025

Proposed Elevations - 4537-06-G

24 October
2025

Proposed Block Plan - 4537-04-B

24 October
2025

Proposed Ground Floor Plan - 4537-05-H

24 October
2025

- In accordance with paragraph 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions.

ABC works with applicants/agents in a positive and proactive manner by; as appropriate updating applicants/agents of any issues that may arise in the processing of their application where possible suggesting solutions to secure a successful outcome, informing applicants/agents of any likely recommendation of refusal prior to a decision and, by adhering to the requirements of the Development Management Customer Charter.

In this instance the applicant was informed/ advised how the proposal did not accord with the development plan and that no material considerations are apparent to outweigh these matters.

Signed



Simon Cole
Assistant Director - Planning and Development

Notes for the Applicant

Appeals

1. If you are unhappy with the disclosed Decision to refuse permission, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Any appeal must be made within 12 weeks of the date of decision.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate at least 10 days before submitting the appeal. You can notify the Planning Inspectorate via email at:- (inquiryappeals@planninginspectorate.gov.uk). Further details are available on www.gov.uk

However, if an enforcement notice has been served for the same or very similar development the time limit is:

28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.

28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).

NB – if the LPA have failed to determine your householder planning application or you are appealing against grant of permission subject to conditions to which you object, please follow the time limits under “Planning application”.

Appeals can be made using a form which you can get online at: 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.

A longer period for the giving of notice of an appeal may be allowed by the Planning Inspectorate but they normally ask what special circumstances there are which excuse the delay in giving notice of an appeal.

The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Borough Council.

Beneficial Use

2. If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.