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Llywelyn Lloyd
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Civic Centre
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VIA PLANNING PORTAL
REFERENCE: PP-08671160

31247/A3/MH

24 April 2020

Dear Llywelyn

FULL PLANNING APPLICATION
THE LEAS PAVILION, FOLKESTONE

Please find enclosed a Full planning application for the restoration of Leas Pavilion and the construction of 91 No. dwellings, submitted on behalf of my Client, Gustavia Ltd.

The application is hereby submitted, with the proposed description of development as follows:

Restoration of the Leas Pavilion, including external and internal alterations in connection with the use of the building for ancillary residential use (Class C3), and flexible use for public events (Class D2), together with the construction of a nine storey residential apartment block (5 full storeys, with setbacks to the upper storeys) and associated cycle and refuse storage, and landscaping, with two parking areas provided at half-basement level, accessed from Longford Terrace and Longford Way.

This application is submitted following extensive pre-application discussions with Folkestone and Hythe District Council, including a number of meetings with written advice. The guidance and advice offered by the Council has been incorporated into the design proposals.

The application submission consists of the following documentation:

Document Title	Author
Design & Access Statement	Hollaway
Townscape and Visual Appraisal	Lloyd Bore
Heritage Statement	Heritage Collective

Phase 1 Desk Study (Contamination)	Lustre
Preliminary Ecological Appraisal	GES
Bat Hibernation Survey Report	GES
Daylight and Sunlight Assessment	Herrington
Energy Strategy	Quinn Ross
Structural Inspection and Appraisal	Ramboll
Outline Terracotta Repair Methodology Statement	PAYE Stone
Desk Based Assessment (Archaeology)	Canterbury Archaeology Trust
Financial Viability Assessment Executive Summary	Strutt & Parker

The schedule of drawings submitted in support of this application is attached as an appendix to this cover letter. These include floor plans and elevations, site location plan and layout plan and other supporting information associated with the housing mix and layout design.

The application fee for the Full planning application is £28,517. The requisite payment is made accordingly.

I trust that this information is sufficient to enable the application to be promptly registered, but please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely



pp.

PAUL LANDSBERG
Director

APPENDIX 1
DRAWING SCHEDULE

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