



Historic England

SOUTH EAST OFFICE

Mr Paul Howson
Shepway District Council
Planning & Building Control
Civic Centre, Castle Hill Avenue
Folkestone
Kent
CT20 2QY

Direct Dial: 01483 252035

Our ref: L00518411

19 August 2016

Dear Mr Howson

**Arrangements for Handling Heritage Applications Direction 2015
& T&CP (Development Management Procedure) (England) Order 2015**

**PORT LYMPNE HOTEL, ALDINGTON ROAD, LYMPNE, KENT
Application No Y16/0579/SH**

Thank you for your letter of 14 July 2016 notifying Historic England of the above application.

Historic England Advice

Port Lympne is an early twentieth-century country house of outstanding significance, expertly designed in the first instance by Sir Herbert Baker for Sir Philip Sassoon and surrounded by an equally fine garden with several grand architectural set-pieces; both house and gardens are designated at grade II*. The house was completed and extended after the First World War by Sir Philip Tilden, architect also for Sir Winston Churchill at Chartwell, nr Sevenoaks. Tilden added the Moorish Patio in the yard created by Baker's two rear wings. This is a delightful piece of pure escapism, with arcades on two levels forming a raised courtyard with projecting green-glazed pantile roofs framing views out only of the sky; if it wasn't for the English weather the illusion of an exotic sanctuary would be complete.

Although Tilden employed a range of fine imported materials, his method of construction of the arcades was purely conventional, with a latticework of steel forming the main beams and cantilevers. This steelwork has over time expanded due to corrosion, pushing out facings of applied decoration and paving to the upper terrace on the north side. The current application seeks to replace the corroded material and reface it again using as far as possible the original facings. These works are absolutely necessary for the preservation of this architectural gem at the heart of Port Lympne. We therefore recommend that listed building consent should be granted, subject to the following conditions, which are designed to ensure that the finished appearance exactly replicates the original design:



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- No works authorised by this consent shall take place until a comprehensive drawn survey of all areas of the building to be affected has been undertaken and submitted to and approved in writing by the Local Planning Authority. The repairs shall then be carried out exactly to match the original setting-out of arcades and details shown on these survey drawings.

- All new external finishes and works of making good to the retained fabric shall precisely match the existing original work adjacent in respect of methods, detailed execution and finished appearance.

Recommendation

Historic England recommends that listed building consent is granted subject to the conditions set out above.

It is not necessary to consult us again on this application. Please send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Tom Foxall

Inspector of Historic Buildings and Areas

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