

OFFICERS REPORT

Application No: Y17/0313/SH
Location: Burlington Hotel 3 - 5 Earls Avenue Folkestone Kent CT20 2HR
Proposal Erection of single storey side and rear conservatory

ASSESSMENT

Performance data:-

Date application valid: 21.03.2017
Applicable 8 week target date: 16.05.2017
Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? N
If Yes, revised 8/13/16 week target date:
Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE VISIT

Carried out site visit on 16.03.2017
The site and proposals were assessed from the public highway and the key features noted as set out in the report:

SITE

The Burlington Hotel is a large Victorian building on the corner of Earls Avenue and The Leas, with the main entrance facing Earls Avenue. The Burlington was erected in 1893 and appears to comprise of three main ranges. The whole of the hotel is designed in a sort of free-styled Jacobian Flemish style, red brick with extensive use of buff terracotta dressings around windows and to form the Dutch style gables that are a distinctive feature of the building. The main entrance porch, approached by a broad flight of steps, is classically detailed with an arched entry flanked by panelled pilasters and a strap work over-panel. The building is Grade II Listed but has been substantially altered in more recent times with additional dormers and attic mansards.

The site being considered is a sunken area on the west side of the building, to the left hand side of the southern (side) frontage which faces onto The Leas. The application site is within the Folkestone Leas & Bayle Conservation Area and is within the defined settlement boundary of Folkestone.

HISTORY

Relevant planning history is as follows:

Y17/0252/SH - Listed Building Consent for the erection of single storey side and rear conservatory. Pending consideration

Y06/1340/SH - Retention of replacement UPVC windows and replacement of timber sliding sash windows with UPVC casement windows. Approved

Y06/1341/SH - Listed building consent for retention of replacement UPVC windows and replacement of remaining timber sliding sash windows with UPVC casement windows. Approved with conditions

PROPOSAL

This application seeks planning permission for the construction of a part-brick, part-glazed extension to the front of the existing single storey flat roofed extension, which extends to the rear (west) elevation of the main hotel building. The proposal involved the removal of a large mullioned canted bay window, formed of seven casements with moulded reconstructed Bath stone mullions and transoms on a brick base. This work would be replaced by an opening into the new bar area with sliding partition doors. The work also involves blocking up of the existing doorway into the bar area and the extension would be attached to the existing modern bar cellar which involved the raising of the existing external wall of this modern extension.

The proposed conservatory would be about 6.5 metres square with a glazed hipped roof. The front elevation of the conservatory would comprise two pairs of folding doors with a fully glazed panel on either side of the doors. The side elevation would have a brickwork plinth with matching brickwork laid in a lime based mortar, pointed to match the existing building. This side elevation would also include five windows, two of which would open but the three non-opening windows would include dummy frames to create a symmetrical appearance between the windows. All windows and doors would have white aluminium frames.

CONSULTATION RESPONSES

Folkestone Town Council - object unless the design is in keeping with the period building

Folkestone Town Council - amended plans - objection withdrawn

Heritage Officer - final set of amended plans and material samples are acceptable

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry 13.04.2017

Neighbours notified of amendments. Expiry 08.06.2017

Site notice displayed. Expiry 25.05.2017

Advertised in press. Expiry 27.04.2017

RELEVANT POLICIES

Shepway District Local Plan Review saved policies: SD1 BE1 BE4 BE5 BE8

Shepway Core Strategy Local Plan: DSD SS1 SS3 SS5

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL

The main issues to be considered are design and visual impact (including the impact on the listed building and conservation area) and the impact on amenities of the neighbouring properties.

Design and visual impact

The proposed extension would be constructed to the front of the existing single storey flat roofed extension, which extends to the rear (west) elevation of the main hotel building. This flat roofed part of the building was built around the 1930s / 1950s and is therefore not part of the original hotel building, although this part of the extension is listed, it is not considered to hold the same historic or architectural interest that the main hotel building does and the proposed extension being positioned in front of this existing extension is therefore not considered to have a detrimental impact upon the listed building. The proposal would also involve the removal of a large mullioned canted bay window, formed of seven casements which would be replaced by an opening into the new bar area with sliding partition doors. The existing seven bay mullioned window is considered to be a poor imitation of the windows in the main building, because of this, it is considered that the loss of this bay window would not harm the special architectural or historic interest of the listed building.

The proposed extension would be single storey and would have a footprint of approximately 6.5 metres squared, and would create a flush side elevation with the existing side extension. This is considered to be a small addition when compared to the large size of the main hotel building and would not dominate the listed building in scale or form. As such, the size of the proposed extension is considered to preserve the special architectural or historic interest of the listed building. As originally submitted the design of the extension was considered unacceptable but changes have been negotiated with the applicant. The design of the proposed extension, with a fully glazed front elevation (other than the aluminium frames and pilasters) is of a more modern design than the main building. However, with the amendments this is now not considered to be harmful to the listed building and due to its small size, the main building would still clearly be read and the extension would appear as a much smaller, subservient addition. As such, the overall design of the proposed extension is now considered to preserve the special architectural or historic interest of the listed building.

Proposed materials would be brickwork to the side elevation, with white aluminium framing and glazed panels in the windows, doors and roof. Samples of the proposed brickwork have been submitted which are considered appropriate and would reflect the brickwork used in the main building. The Council's Heritage Consultant has confirmed that the bricks are acceptable. The submitted elevations show the brickwork would be laid in a lime based mortar which would be pointed to match the existing building; this would ensure that the brickwork is in keeping with the appearance of the brickwork of the main building. Many of the windows in the main building have been replaced with uPVC (permitted under in 2006) but the extension proposes to use aluminium frames. This is considered to be more of an appropriate material for a listed building and although would differ from the uPVC windows, the aluminium frames are not considered to be harmful to the listed building. Overall, the proposed materials are considered to preserve the special architectural or historic interest of the listed building. Sections of the proposed windows have been submitted which show dummy casements on the three windows that do not open to create a consistent appearance across all of the windows. Sections of the proposed doors have not been submitted and it is considered reasonable for this detail to be submitted to the LPA for approval prior to installation.

The application site is also within a conservation area and saved policy BE4 states that the height, scale, form and materials of new development is required to respect the character of the Conservation Area. As stated above, the proposal is considered acceptable in these terms and would therefore not have a detrimental impact on the character of the Conservation Area or its setting.

Amenities of neighbouring occupants

Due to its position on the corner of the plot, all neighbouring properties are considered to be at a sufficient separation distance so that the proposed single storey extension will not cause any significant impact on the amenity of neighbouring occupants.

Parking and highways

The site has an existing car park at present which is available to customers of the hotel. The proposed extension may result in a slight increase the number of customers using the hotel, the site is in a sustainable location close to the town centre with a good availability of public car parks nearby and good connectivity to public transport. As such, although the proposal does not involve the provision of additional parking space, due to the sustainable location of the site, it is not considered necessary that additional parking be provided to accommodate the proposed extension. No alterations to existing access are proposed. As such, the proposal is not considered to have a significant impact on parking and highways and is acceptable in this regard.

CIL

In accordance with policy SS5 of the Shepway Core Strategy Local Plan the Council has introduced a CIL scheme, which in part replaces planning obligations for infrastructure improvements in the area. This application is not liable for the CIL charge as the additional floor space created is not within a use class defined within Shepway's CIL Charging Schedule.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: B Lennon

Report and draft decision notice completed and passed to senior officer.

Name: B Lennon Position: Planning Officer Date: 21.08.2017

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: L Patching Position: DM Manager Date: 25.08.17