

## Officer Report

|                 |                                                                                                                                                                                                                                                                                    |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No. | 23/0565/FH                                                                                                                                                                                                                                                                         |
| Site Address    | The Leas Lift, Lower Sandgate Road, Folkestone, CT20 1PR                                                                                                                                                                                                                           |
| Officer Name    | Alex Stafford                                                                                                                                                                                                                                                                      |
| Proposal        | Listed building consent for restoration works to the Leas Lift (including lift cars and track), alterations to the upper and lower lift stations, the construction of an extension to the lower lift station to provide a café and associated landscaping and infrastructure works |

## Recommendation

|                      |                                           |
|----------------------|-------------------------------------------|
| Report Number        | RD-432213                                 |
| Recommended Decision | Recommended to be Approve with Conditions |
| Recommendation Date  | 14 July 2023                              |

## Report

Please refer to LBC PC report

### Recommended Conditions (8)

1

The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

**Reason:** In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents approved by this decision.

**Reason:** To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3

Lower Station Extension

No development beyond the construction of foundations shall take place until details in the form of samples of all external finishing materials to be used in the construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason:** In the interest of visual amenity.

4

No development beyond the construction of foundations shall take place until the following details have been submitted and approved in writing by the Local Planning Authority:

a) plans elevations and sections of the of the proposed extension and its connection to the existing lower station building at a scale of not less than 1:50.

b) detailed drawings at a scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings. Details to include the relationship of windows and doors with the brick reveals – scale of 1:1, 1:2 or 1:5 and 1:10.

c) details of the construction of eaves, concealed gutters, verges, hips, ridges and flat roofed glazed link element and its junctions with the existing building

d) full details of all vents and outlets including colour and location.

The development shall be carried out in accordance with the approved details.

**Reason:** In the interest of the special architectural or historic interest of the listed building.

5

#### Lower Station Existing Building

No internal works to the lower station existing building shall commence until the following details have been submitted and approved in writing by the Local Planning Authority:

a) details of the joinery of any proposed doors, windows, bay windows, panelling, dado rails, architraves, handrails and alterations thereof at a scale of 1:1, 1:2 and 1:5 or 1:10.

b) details of the construction of any proposed door openings, windows, bay windows and alterations thereof at a scale of 1:10 or 1:20.

**Reason:** In the interest of the special architectural or historic interest of the listed building.

6

#### Technical and Engineering

Prior to the commencement of the development the following details shall be

submitted to and approved in writing by the local planning authority:

- a) a technical specification for the repair of any engineering component.
- b) details of any additional engineering plant required for the operation of the lifts (for example back up pumps).
- c) details of any repairs required to the lift cars beyond that set out in the application.
- d) details of the proposed alterations to open up the sheave wheels and the detailing and construction of the new metal and glass enclosures to the two wheels.
- e) details of internal alterations to the lift cars to accommodate disabled access.

**Reason:** In the interest of the special architectural or historic interest of the listed building.

#### Upper and Lower Stations

Prior to the commencement of the development the following details shall be submitted to and approved in writing by the local planning authority:

- a) a schedule of repairs for the existing buildings (excluding engineering components) in the upper and lower stations.
- b) detailed layout plans, sections, and elevations showing the proposed alterations to the upper station forecourt, approach paths, ramps, steps showing the arrangement of the railings, handrails, balustrading, gates, finials, maintenance access ways and lamp posts and their relationship to the hard paved steps and ramps at a scale of 1:20 or 1:50.
- c) details of any proposed alterations to the existing railings, handrailing, balustrading,

gates, finials and lamp posts, and any new components required to achieve the layout arrangements to be provided at a scale of 1:20 or 1:10 and 1:5 or 1:2 or 1:1.

d) detailed layout plans showing the external hard landscaping features, including ramps, steps, handrails and paving. Details to include construction details and methods and surfacing materials.

e) details of the proposed retaining wall to the side and rear of the lower station, including details of planters, wire plant climbers and method of attachment.

**Reason:** In the interest of the special architectural or historic interest of the listed building.

8

#### General Conditions

Prior to the commencement of the development the following details shall be submitted to and approved in writing by the local planning authority:

a) A schedule of all proposed finishes, including all joinery work.

b) A schedule of the proposed colour schemes to be provided for the existing and proposed building, railings, operator's cabins and the rail cars.

c) Details of all new signage.

d) Details of the proposed external lighting.

e) Details of the solar panel array.

**Reason:** In the interest of the special architectural or historic interest of the listed building.

## **Suggested Informatives (1)**

1

Plans/Documents approved by this decision:

265-ACM-LS-00-DR-A-10-100.REV P00-Lower Station Existing Plan Level 00  
265-ACM-LS-00-DR-A-10-102.REV P00-Lower Station Demo Plan Level 00  
265-ACM-LS-00-DR-A-11-100.REV P00- Lower Station GA Plan - Level 00  
265-ACM-LS-00-DR-A-50-000-REV P00-Existing Lower Entrance Corridor  
265-ACM-LS-00-DR-A-50-001.P00-Existing Extension Interface  
265-ACM-LS-00-DR-A-50-002.REV P00-Existing Pump Room Internal Access  
265-ACM-LS-00-DR-A-50-003.REV P00- Existing Pump Room Bay Window  
265-ACM-LS-00-DR-A-50-004. REV P00-Existing Lift Car  
265-ACM-LS-00-DR-A-50-100.REV P00-Proposed Lower Station Entrance Corridor  
265-ACM-LS-00-DR-A-50-101.REV P00-Proposed Extension Interface  
265-ACM-LS-00-DR-A-50-102 - REV P00-Proposed Pump Room Internal Access  
265-ACM-LS-00-DR-A-50-103.REV P00-Proposed Pump Room Bay Window  
265-ACM-LS-00-DR-A-50-104.REV P00-Proposed Lift Car  
265-ACM-LS-00-DR-A-50-105.REV P00-Sheave Wheel Sections  
265-ACM-LS-RF-DR-A-10-101 - REV P00-Lower Station Existing Plan Level Roof  
265-ACM-LS-RF-DR-A-11-101.REV P00-Lower Station GA Plan-Level Roof  
265-ACM-LS-ZZ-DR-A-12-003.REV P00-Existing GA Section D-D  
265-ACM-LS-ZZ-DR-A-12-004.REV P00-Existing GA Section E-E  
265-ACM-LS-ZZ-DR-A-12-005-REV P00-Demo GA- Section D-D  
265-ACM-LS-ZZ-DR-A-12-006.pREV P00-Demo GA Section E-E  
265-ACM-LS-ZZ-DR-A-12-103.REV P00-GA Section D-D  
265-ACM-LS-ZZ-DR-A-12-104.REV P00-GA Section E-E  
265-ACM-LS-ZZ-DR-A-13-001.REV P00-Existing Lower Station GA Elevations

265-ACM-LS-ZZ-DR-A-13-004.REV P00-Demo Lower Station GA Elevations

265-ACM-LS-ZZ-DR-A-13-100.REV P00-GA Elevation South

265-ACM-LS-ZZ-DR-A-13-101.REV P00-Lower Station GA Elevations

265-ACM-US-00-DR-A-10-110.REV P00-Upper Station Existing Plan - Platform

265-ACM-US-00-DR-A-11-110.-REV P00-Upper Station GA Plan - Platform

265-ACM-US-00-DR-A-11-111.REV P00 -Upper Station GA Plan - Promenade

265-ACM-US-01-DR-A-10-111.REV P00-Upper Station Existing Plan Promenade

265-ACM-US-01-DR-A-10-112.REV P00-Upper Station Demo Plan - Promenade

265-ACM-US-ZZ-DR-A-13-005.REV P00-Demo Upper Station GA Elevations

265-ACM-US-ZZ-DR-A-13-102-REV P0- Upper Station GA Elevations

265-ACM-XX-XX-SH-A-80-100-REV P00-Area Plans

265-ACM-ZZ-ZZ-DR-A-12-000.REV P00 Existing GA Section A-A

265-ACM-ZZ-ZZ-DR-A-12-001.REV P00-Existing GA Section B-B

265-ACM-ZZ-ZZ-DR-A-12-002-REV P00-Existing GA Section C-C

265-ACM-ZZ-ZZ-DR-A-12-100.REV P00-GA Section A-A

265-ACM-ZZ-ZZ-DR-A-12-101.rev p00 GA Section B-B

265-ACM-ZZ-ZZ-DR-A-12-102.REV P00-GA Section C-C

265-ACM-ZZ-ZZ-DR-A-13-000.REV P00-Existing GA Elevation- South

265-ACM-ZZ-DR-A-13-003 P00 Demo GA Elevation – South

265-ACM-US-ZZ-DR-A-13-002 P00 Existing Upper Station GA Elevations

236-ACM-ZZ-XX-DR-A-02-100 P00 Existing Site Plan

236-ACM-ZZ-XX-DR-A-02-000 P00 Site Location Plan

265-ACM-ZZ-XX-DR-A-02-101 P00 Proposed Site Plan

