

Officer Report

Application No.	22/1926/FH/CON
Site Address	The Leas Club, The Leas, Folkestone, CT20 2DP
Officer Name	Sue Head
Proposal	Approval of details pursuant to conditions 4 (ventilation within the terracotta plinth), 6 (planting troughs and planters), 7 (roof covering), 29 (carbon emissions), 30 (High speed fibre broadband) & 31 (joinery details) of planning permission 20/0579/FH

Recommendation

Report Number	RD-434069
Recommended Decision	Recommended to be Approved
Recommendation Date	21 March 2024

Report

This application seeks approval for details pursuant to conditions 4 (ventilation within the terracotta plinth), 6 (planting troughs and planters), 7 (roof covering), 29 (carbon emissions), 30 (high speed fibre broadband) and 31 (joinery details) of planning permission 20/0579/FH for the 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 community access/assembly and leisure (Class D2), together with the construction of a nine-storey residential apartment block (5 full storeys, with setbacks to the upper four storeys) and associated cycle and refuse storage, landscaping with parking provided to either side of the Leas Pavilion at half-basement and lower ground floor levels, accessed from Longford Terrace and Longford Way).

Condition 6 states:

Notwithstanding the details submitted to date, no development above ground floor slab level shall take place until details of the planting troughs and planters to be provided have been submitted to the local planning authority and thereafter approved in writing. No development above ground floor slab level shall take place until such details have been approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved plans.

Reason: To ensure the satisfactory appearance of the completed development, to ensure a satisfactory setting for the listed building and in the interests of visual amenity.

The Council's Conservation Advisor has been consulted and raised no objections. I am therefore satisfied that the condition can be discharged.

Condition 7 states:

No development above the ground floor slab level shall take place until details of the proposed roof covering to the roof of the Leas Pavilion has been submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved plans.

Reason: To ensure the satisfactory appearance of the completed development, to ensure a satisfactory setting for the listed building and in the interests of visual amenity.

The Council's Conservation Advisor has been consulted and raised no objections. I am therefore satisfied that the condition can be discharged.

Condition 29 states:

No development above ground floor slab level shall take place until details of how the development as a whole will reduce carbon emissions by a minimum of 10 percent above the Target Emission Rate, as defined in the Building Regulation for England approved document L1A: Conservation of Fuel and Power in Dwellings, have been submitted to and approved in writing by the Local Planning Authority. Upon approval the measures shall be implemented as a greed and thereafter retained and maintained in perpetuity.

Reason: To support the transition to a low carbon future through the use of on-site renewable and low-carbon energy technologies.

The applicant has submitted a report from MEP Engineering for both the Leas Pavilion and the new build element. The Leas Pavilion is exempt as it is a listed building but the report demonstrates that through the use of baseline fabric performance and mechanical ventilation with heat recovery in the new-build apartments, either through Air Source Heat Pumps or Boilers with Combined Heat Pumps, the 10% can be achieved. I am therefore satisfied that the condition can be discharged.

Condition 30 states:

No development above ground floor slab level shall take place until details have been submitted to and approved in writing by the Local Planning Authority for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the dwellings hereby permitted. Following approval the infrastructure shall be laid out in accordance with the approved details and at the same time as other services during the construction process, and be available for use on the first occupation of the dwellings unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

Reason: To ensure that the new development is provided with high quality broadband services:

The applicant has submitted evidence of a proposal from Openreach to supply fibre to each of the flats. This is acceptable.

Condition 31 states:

No construction work above ground floor slab level of any building on site shall take place until the details of the joinery (including colour), balconies, louvres, screens and movement joints have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of visual amenity.

The Council's Conservation Advisor has been consulted and raised no objections. I am therefore satisfied that the condition can be discharged.

Suggested Informatives (1)

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The plans and documents approved by this decision:

03801-ESC-P-LG-DR-A-55-0011 Rev P2 Louvre mark up elevations and sections
Stonework Panel Option 1

03801-ESC-A-DR-22-0101 Detail of planting troughs

03801-ESC-A-DR-22-0102 Green roof Detail

03801-ESC-A-DR-22-0103 Detail of non-trafficable terrace roof

03801-ESC-P-DR-A-21-0032 Rev P1 Upper courtyard shopfront/apartment
junction detail

DOC_0209794-08-DH-2020151-Part L2B Summary Rev0 and 20210407-Initial
SAP Assessments U Values Rev2

DOC-0209794-08-DH-2021407 Design Note Initial Sap Assessment and U Values

DOC-0209794-08-DH-20210518-Part L2B Summary Rev0

Proposal Letter os M25

Replan_FLRBF_FO_00K_Revised Cable Schematics_1

Replan_FLRBF_FO_00K_Revised MDU Cable Schematics_1

Replan_FLRBF_FO_00K_Revised Proposal_1

03801-ESC-A-ZZ-DR-A-35-0031 Balcony Balustrade Detail B

03801-ESC-A-ZZ-DR-A-35-0032 Balcony Balustrade Detail A

03801-ESC-A-ZZ-DR-A-35-0033 Balcony Balustrade Key Plan

03801-ESC-A-ZZ-DR-A-75-0001 Details of Balcony Schock

03801-ESC-A-ZZ-DR-A-75-0002 Balcony Schock Detail Key Plan

03801-ESC-A-ZZ-DR-A-75-0003 Detail of Dividing Screen

