

Officer Report

Application No.	22/1927/FH/CON
Site Address	The Leas Club, The Leas, Folkestone, CT20 2DP
Officer Name	Sue Head
Proposal	Approval of details pursuant to conditions 4 (terracotta facades), 6 (restoration of the balustrades), 8 (joinery and replacement entry doors), 11 (reinstatement plasterwork), 12 (moulded plasterwork), 14 (waterproofing the external sunken courtyard, together with the paving material) & 16 (decorative scheme for the internal spaces, external joinery and any metalwork) of planning permission 20/0563/FH.

Recommendation

Report Number	RD-434066
Recommended Decision	Recommended to be Approved
Recommendation Date	21 March 2024

Report

This application seeks approval for details pursuant to conditions 4 (terracotta facades), 6 (restoration of the balustrades), 8 (joinery and replacement entry doors), 11 (reinstatement of plasterwork), 12 (moulded plasterwork), 14 (waterproofing the external sunken courtyard, together with paving material), and 16 (decorative scheme for the internal spaces, external joinery and any metalwork) of listed building consent 20/0563/FH (listed building consent 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 4 states:

No development shall take place above ground floor slab level of any building on site until detailed elevational drawings at a scale of 1:20 or 1:50 showing all of the terracotta facades of the building to show the size and shape of each block, and marked up to show the extent of the dismantling of the blockwork have been provided to the local planning authority and approved. Details of the repairs, including replacement blocks and repairs to existing blocks shall also be provided and approved – which shall include plans at a scale of 1:2 or 1:5 of all replacement blocks. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections and I am therefore satisfied that the proposals are acceptable.

Condition 6 states:

No development shall take place above ground floor slab level of any building on site until details of the proposed restoration of the balustrades to the forecourt approach steps, the missing balustrade to the change of level between the upper and lower terrace levels and repairs to the street balustrade have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve this feature of architectural importance.

The Council's Conservation Advisor has raised no objections and I am therefore satisfied that the proposals are acceptable.

Condition 8 states:

No development shall take place above ground floor slab level of any building on site until detailed plans at a scale of 1:10 or 1:20 of all replacement joinery and replacement entry doors have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections and I am therefore satisfied that the proposals are acceptable.

Condition 11 states:

No development shall take place above ground floor slab level of any building on site until detailed plans at a scale of 1:10 or 1:20 of the arrangement of all the reinstatement plasterwork to the main hall and galleries (including piers columns, arches, projecting balconies, soffits and ceiling mouldings) have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections and I am therefore satisfied that the proposals are acceptable.

Condition 12 states:

No development shall take place above ground floor slab level of any building on site until detailed plans at a scale of 1:1 or 1:2 of the reinstated moulded plasterwork have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections and I am therefore satisfied that the proposals are acceptable.

Condition 14 states:

No development shall take place above ground floor slab level of any building on site until details of the proposed method of waterproofing the external sunken courtyard, together with the paving material have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections, and I am therefore satisfied that the proposals are acceptable.

Condition 16 states:

No development shall take place above ground floor slab level of any building on site until details of the decorative scheme for the internal spaces, external joinery and any metalwork have been provided to the local planning authority and approved in writing. All works shall be carried out in accordance with the approved plans unless otherwise agreed in writing.

Reason: To preserve the historic fabric of the listed building.

The Council's Conservation Advisor has raised no objections, and I am therefore satisfied that the proposals are acceptable.

Suggested Informatives (1)

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The plans/documents approved are as follows:

03801-SZE-DR-00-M2-A-0002 Rev 00

Materials Samples Rev 03

T742-01 – Replacement Terracotta Balustrade to Entrance Steps

T742-02 – Replacement Terracotta Terrace Walls and Piers

T742-03 – Replacement Terracotta Blocks

T742-04 – Replacement Terracotta Blocks

T742 – 05 – Block Details Balustrade Plinth

T742-06 – Block Details Balusters

T742-07 – Block Details Balustrade Infill Block

T742-08 – Block Details Balustrade Coping

T742-09 – Block Details Decorative Panel over Entrance

T742-10 – Block Details Arch Springer
T742-11 – Block Details Arch Springer
T742-12 – Block Details Pilaster Blocks
T742-13 – Block Details Fascia Quoin
T742-14 – Block Details Dentil Return
T742 - 15 Block Details Plaster Block
T742 – 16 – Block Details Plaster Block
T742 – 17 – Block Details Plaster Block
T742 – 18 – Block Details Spring Return
T742 – 19 – Block Details Spring Return
T742 – 20 – Block Details Cornice Closer
T742 – 21 – Block Details Cornice Internal Return
T742 – 22 – Block Details Blocking Course
T742 – 23 – Block Details Blocking Course
T742 – 24 – Block Details Blocking Course
T742 – 25 – Block Details Pilaster Block
T742 – 26 – Block Details Arch Springer
T742 – 27 – Block Details Arch Voussoir
T742 – 28 – Block Details Arch Springer
T742 – 29 – Block Details Arch Springer
T742 – 30 – Block Details Pilaster Capital
T742 – 31 – Block Details Pilaster Capital
T742 – 32 – Block Details Arch Voussoir
T742 – 33 – Block Details Arch Voussoir
T742 – 34 – Block Details Arch Voussoir
T742 – 35 – Block Details Jamb Block
T742 – 36 – Block Details Jamb Block
T742 – 37 – Block Details Jamb Block
T742 – 38 – Block Details Plinth Closers
T742 – 39 – Block Details Tile
LB_C8_The Leas Pavilion, Folkestone - Technical Drawings

b104_2016-02_aquatop-2600_en

b093_2014-12_teknol-aqau-1410_en

Leas Pavilion – Profiles- Drawings

3801-ESC-P-GF-DR-A-32-0012 Detail of Glass Entrance Door.

Glass Specification for Bottom Panels

Folkestone Leas Pavilion Paint Analysis 251022

Hafele Butt Hinge Performance Certificate - 2018_09_2018-09-1414_00000-926.98.OX_CE

Hafele Butt Hinge Fire Certificate - 2019-04-29_00000-926.98.OX_fire certificate

03801-LAR-P-ZZ-DR-X-0001-Box 01 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0002-Box 01 - M.O.E. Profile Locations (GF)

03801-LAR-P-ZZ-DR-X-0003 -Box 01 – M.O.E Profile Locations (LGF)

03801-LAR-P-ZZ-DR-X-0004 – Box 02 M.O.E Profiles

03801-LAR-P-ZZ-DR-X-0005 - Box 02 M.O. E Profile Locations

03801-LAR-P-ZZ-DR-X-0006-Box 03 M.O. E Profiles

03801-LAR-P-ZZ-DR-X-0007-Box 03 M.O. E Profiles

03801-LAR-P-ZZ-DR-X-0008 – Box 04 M.O. E Profiles

03801-LAR-P-ZZ-DR-X-0009 – Box 04 M.O.E Profiles

03801-LAR-P-ZZ-DR-X-0010 – Box 05 M.O.E Profiles

03801-LAR-P-ZZ-DR-X-0011 – Box 05 M.O.E Profiles Locations A

03801-LAR-P-ZZ-DR-X-0012 – Box 05 M.O.E Profiles Locations B

03801-LAR-P-ZZ-DR-X-0013-Box 06 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0014-Box 06 - M.O.E. Profile Locations

03801-LAR-P-ZZ-DR-X-0015-Box 07 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0016-Box 07 - M.O.E. Profile Locations

03801-LAR-P-ZZ-DR-X-0017-Box 08 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0018-Box 08 - M.O.E. Profile Locations

03801-LAR-P-ZZ-DR-X-0019 – Box 09 M.O.E Profiles

03801-LAR-P-ZZ-DR-X-0020-Box 09 - M.O.E. Profile Locations

03801-LAR-P-ZZ-DR-X-0021-Box 10 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0022-Box 10 - M.O.E. Profile Locations

03801-LAR-P-ZZ-DR-X-0023-Box 11 - M.O.E. Profiles

03801-LAR-P-ZZ-DR-X-0024-Box 11 - M.O.E. Profile Locations

LB_C11_TYPICAL FIXING-REPAIR DETAILS BLOU-LEAPAV-001and002.pdf

LB_C11_Leas Pavilion Removal Catalogue.pdf

LB_C11_Leas Pavilion Repair Catalogue

03801-ESC-A-DR-22-0104 _Courtyard Terrace Detail

03801-ESC-P-DR-31-0010 _Decorative Scheme Plans

03801-ESC-P-DR-31-0011 _Decorative Scheme Section 1

03801-ESC-P-DR-31-0012 _Decorative Scheme Section 2

19.098 - SOW01 - Leas Pavilion Schedule of Works for Restoration of Iron Gates.pdf