

**NOTIFICATION OF DECISION OF
THE LOCAL PLANNING AUTHORITY**

Date of Decision: 25 March 2024



Email: planning@folkestone-hythe.gov.uk

Mr Sandeep Chawla
C/o Mr Paul Simms
Profile Architects
F1b Glassworks
Mill Bay
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CT20 1JG

**TOWN AND COUNTRY PLANNING ACT (LISTED BUILDINGS AND
CONSERVATION AREAS) 1990**

Application Number: 24/0148/FH

Proposal: Listed Building Consent for new roof finishes to front, top and side sections of main roof and replacement of dormer window surrounds.

Site Location: The Southcliffe Hotel, 22 - 26 The Leas, Folkestone, CT20 2DY

DECISION: REFUSED in accordance with the planning application and plans.

REFUSAL REASONS

- 1 The proposed alterations, by virtue of the use of Marley composite roof tiles, flat roofing felt and uPVC window surrounds, would represent unsympathetic materials, profile and appearance that would cause less than substantial harm to the significance, special architectural interest and historic character of the Listed Building and would not give rise to any public benefits sufficient to outweigh this harm. The application is therefore contrary to policies HB1, & HB8 of the Places and Policies Local Plan and the National Planning Policy Framework 2023.

Informatives and notes

- 1 Your attention is drawn to the fact that this refusal of Listed Building Consent is on the basis of submitted documents:
Proposed Site Location Plan – P0600 Rev.1 – 31.01.2024
Proposed Elevations – P2110 Rev.1 – 31.01.2024
Proposed Roof Plan – P2010 Rev.1 – 31.01.2024
Proposed Perspective View – P2710 Rev.1 – 31.01.2024
Heritage Statement – January 2024 – 31.01.2024

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act (Listed Buildings and Conservation Areas) 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned above the 'Issued by' text.

Issued by the Chief Planning Officer

This decision notice consists of 3 pages

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority then you may be able appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so promptly.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.

The Inspectorate's website also gives details of timescales and the processes which would apply to this type of application.