

Chief Planning Officer
Folkestone & Hythe District Council
Folkestone
CT20 2QY

20 March 2024

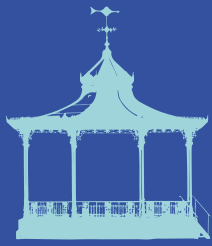
Comment on planning application

Reference no:	24/0085/FH
Site address:	Ground Floor Business Premises, 49 Bouverie Road West, Folkestone CT20 2SZ
Proposal:	Retrospective application for new fascia and shop front
Officer:	Katy Claw
Stance:	OBJECT

Dear Mr. Lloyd,

The New Folkestone Society's planning sub-committee considered the above application at a meeting on 19 March 2024, and has delegated powers to lodge the society's objection on the following grounds:

- The Heritage Statement is inadequate as it does not describe the significance of the Conservation Area, which is required per NPPF paragraph 200. It appears to consider only the upper floors to be considered of significance to the character of the buildings, which is inaccurate. Most of the properties in the block retain original shop fronts or maintain an appearance that is in keeping with the Conservation Area.
- There is no information on the original layout. No photographs have been submitted and the 2402.02 Existing & Proposed Plans document only illustrates part of the current ground floor plan and the current shop front elevation – there are no drawings of the original layout. It had an attractive large glass window on the left with a tiled stall riser under it (the tiles likely being a later addition), top lights and a recessed entrance on the right with a chequerboard marble flooring. Both sides of the shop have pedestals with pilasters shared with the neighbouring properties. After the "Cushty Cut's" (sic) signage had been removed, an old sign for P. W. Apps (aka Pleydell Dairy) was revealed. This operated at the location



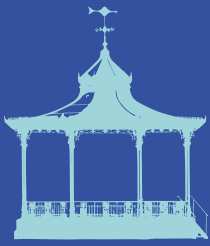
from the early 1900s until the 1940s. It would be most regrettable if this sign – likely 80 years old – has been destroyed; we hope it remains under the Essa Barber signage. Also, the “Floor Plan Sketch” document is, in fact, an elevation of the shop front.

- The applicant claims that “the shop frontage deteriorated over previous years”, meaning that “works were required to restore the shop frontage back to a good state.” We have to disagree; having visited the site when the Apps sign appeared, the frontage appeared in good order, with some minor damage to tiles on the front. We disagree that there was any negative impact on the street scene from the condition of the shop. If indeed “works were required to restore the shop frontage back to a good state”, then it should have been restored to its original appearance per NPPF paragraph 205, not ripped out and replaced with a modern frontage. We attach photographic evidence of the condition of the shop.
- The Heritage Statement fails to give an accurate assessment of the impact on the Conservation Area, contrary to NPPF paragraphs 206 and 208.
- It has not been demonstrated that the original frontage could not have been restored, or that there is any public benefit to fitting a modern frontage made of inappropriate materials within the Conservation Area. The front door did not need to be relocated and the tiles were in good condition. We attach photographic evidence of their destruction. Harm has been done to an attractive old property within the Conservation Area; it is not the previous condition of the building that had a negative impact, but this unauthorised desecration of the attractive original frontage.
- It is disappointing that the LPA has deemed a retrospective application to be appropriate where disregard for the Conservation Area, where the Council should be upholding standards, and indeed that the application was validated without any evidence of the shop’s former appearance.

Photographic evidence

The shop was photographed in October shortly before the previous owner vacated by a KM photographer, as can be seen on this web article:

<https://www.kentonline.co.uk/folkestone/news/only-fools-and-horses-themed-barber-s-shop-closes-amid-soari-294783/>



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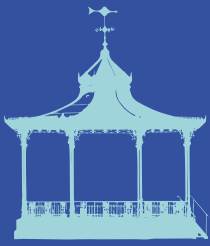
The Civic Society for Folkestone
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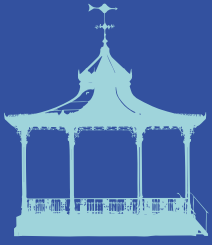
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Above photo © Mark Hourahane taken 28 November

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Historic imagery can be viewed on Google Street View from the shop's time as Sha Gor Tandoori in 2009:

<https://maps.app.goo.gl/C7MHVDK3SXiyLXBM7>

Yours sincerely,

Mark Hourahane
Chair, New Folkestone Society planning sub-committee