

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

**Date of Decision: 28 March 2024**



Email: [planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)

Folkestone Harbour (GP) Limited  
C/o Mr Alfie Blagg  
Savills  
33 Margaret Street  
London  
W1G 0JD

**Application Number: 23/2024/FH**

**Proposal:** Approval of Reserved Matters (Layout, Access, Scale and Appearance, Public realm, landscaping and plays space) pursuant to Phase 1 (Plot A) of Outline approval Y17/1099/SH. for the erection of a single 8-storey (ground and 7 upper floors) residential building plus lower ground car park. The building will comprise: 13 residential units, amenity uses (lobby, residents lounge and gym) refuse storage, ancillary plant space and parking at basement level (26 car parking and 41 cycle spaces). The application seeks approval for reserved matters (condition 7) of the outline consent. Supporting documentation for planning conditions 1, 2, 7, 8, 12, 13, 17, 18, 20 and 27 of the outline consent.

**Site Location:** Former Rotunda Amusement Park, Plot A, Marine Parade, Folkestone, CT20 2DR

**DECISION: APPROVE WITH CONDITIONS** in accordance with the planning application and plans.

**Subject to the following conditions:**

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and documents listed below:

Plan numbers

8366-PL-XX-GA-100 - Site Plan General Arrangement

242-ACME-10-0100-Rev\_B - Site Plan - Masterplan

242-ACME-10-0110-Rev\_B - Site Plan - Proposed Below Ground

242-ACME-10-1100-Rev\_B - Proposed Floor Plan Basement

242-ACME-10-1101-Rev\_B - Proposed Ground Floor Plan

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue, Folkestone, Kent CT20 2QY

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242-ACME-10-1102-Rev\_B - Proposed First Floor Plan  
242-ACME-10-1103-Rev\_B - Proposed Second Floor Plan  
242-ACME-10-1104-Rev\_B - Proposed Third Floor Plan  
242-ACME-10-1105-Rev\_B - Proposed Fourth Floor Plan  
242-ACME-10-1106-Rev\_B - Proposed Fifth Floor Plan  
242-ACME-10-1107-Rev\_B - Proposed Sixth Floor Plan  
242-ACME-10-1108-Rev\_B - Proposed Seventh Floor Plan  
242-ACME-10-1109-Rev\_B - Proposed Roof Plan  
242-ACME-10-1202-Rev\_B - Proposed Section AA  
242-ACME-10-1203-Rev\_B - Proposed Section BB  
242-ACME-10-1300-Rev\_B - Proposed North Elevation  
242-ACME-10-1301-Rev\_B - Proposed East Elevation  
242-ACME-10-1302-Rev\_B - Proposed West Elevation  
242-ACME-10-1303-Rev\_B - Proposed South Elevation  
242-ACME-10-8700 rev A – Accommodation Schedule

Documents:

DAS Addendum

Updated Planning Statement (dated December 2023)

Addendum Landscape and Public Realm report (dated December)

Addendum Transport Statement

Addendum Energy and Sustainability Statement and Overheating Note  
Fire Strategy Note

Addendum Heritage Statement

Planning Statement (dated May 2022)

Planning Cover Letter (dated May 2022)

Design and Access statement (dated May 2022) Chapters 1 -7

Landscape and Public Realm report (dated May 2022) Parts 1-3

Transport Statement

Transport Report Addendum

Energy and Sustainability Statement and Overheating Statement

Fire Strategy

Heritage Statement

Drainage Design Strategy and Flood Risk Report

Ecology Appraisal

Statement of Community Involvement.

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development

- 2 No work above slab level shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The samples shall include but not be limited to:

- Façade and facing materials
- Balustrades and railings
- Typical window and external facing door details
- Detailing of interfaces between different façade materials, including with windows, external facing doors and balconies

The development shall be carried out in accordance with the previously approved details and be retained as such thereafter.

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

- 3 The development hereby permitted shall only be undertaken in strict accordance with details of both hard and soft landscaping materials which have been submitted to and approved in writing by the local planning authority. This shall include details tree pits for all proposed trees and a requirement to only use native species in the shingle garden.

Reason: In order to protect and enhance amenity and nature conservation.

- 4 No work above slab level shall take place until a landscaping implementation programme has been submitted to and approved in writing by the Local Planning Authority. All landscape works shall be carried out in accordance with the previously approved details. The landscape works shall be completed prior to the occupation of any residential unit, or in accordance with the programme agreed with the Local Planning Authority.

Reason: In order to protect and enhance amenity and nature conservation

- 5 Prior to first occupation, a landscaping maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. The landscape and all other works shall be maintained in accordance with the agreed maintenance schedule thereafter.

Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenity of the area and encouraging wildlife and biodiversity.

- 6 The visibility splays detailed on the approved drawings shall be provided prior to first occupation of the building hereby approved.

Reason: In the interests of highway safety.

- 7 No work above slab level shall take place until facilities for construction vehicle loading/unloading and turning have been provided and approved in accordance with condition 28 of outline planning permission Y17/1099/SH and retained for the duration of construction.

Reason: In the interests of highway safety and to safeguard the amenity of adjoining areas

- 8 The ancillary resident facilities at Ground Floor level (lounge and gym) shall

be retained for use by residents of the building only and shall not be made available for public use unless approved in writing by the Local Planning Authority

Reason: In the interests of public amenity.

- 9 The highway improvements as detailed in the supporting information (Landscape and Public Realm Report and Plot A Transport Statement) (including plans 105512-PEF-XX-XX-DR-Y-000012-P03; 105512-PEF-XX-XX-DR-Y-000022-P01; 105512-PEF-XX-XX-DR-Y-000027-P01), or as otherwise agreed by the Council, to be implemented prior to first occupation.

Reason: In the interests of highway safety.

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 . 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.

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council



**Issued by the Chief Planning Officer**

*This decision notice consists of 5 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](http://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.