

[REDACTED]

From: Michael Stainer [REDACTED]
Sent: 13 October 2025 14:00
To: Planning
Subject: Application 25/1687/FH - 7 Marine Parade Folkestone - Listed hotel building entry no 1203957, partial change of use
Attachments: 4-7 Marine Pde - facade.jpg; 4-7 Marine Pde - from water's edge.jpg; 4-7 Marine Pde - rainbow.jpg

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1. The proposed change of use of part of the listed building will require consented alterations to the structure affecting its overall character and use which should be considered at the same time.
2. The listed structure - no 4-7 Marine Parade - is a unique historic gem of not only local but also national and international significance.
3. It appears to be the first large hotel building constructed in the UK, and the earliest in the world remaining substantially intact.
4. A brief history is pertinent:
 - a. The Earls of Radnor's antecedents had bought the Folkestone Estate in 1697; the arrival of the railway in 1843 and its extension to the harbour in 1849 created the conditions for the Estate's development.
 - b. The then Earl engaged the renowned Decimus Burton to mastermind an urban plan and the eminent Sidney Smirke to oversee individual buildings, the first of which was the 1847 toll house on the new road he built behind the application site to Sandgate in the west, forming a level access to the recently completed harbour designed with input from Thomas Telford.
 - c. This listed structure, together with the detached nos 1-3 since demolished, was built in 1849 in the already passé Regency style, on the shingle accumulating against the harbour arm. It is the sole survivor of the period in the town, and the earliest large hotel survivor as built in the world.
 - d. When granting the lease for its construction, being the first large hotel, Lord Radnor's Folkestone Estate and the builder hedged their bets by constructing it so it could be used as four conjoined boarding houses. The title deeds still contain the Estate's condition requiring continued hotel use of the entire building.
5. The Council has previously used its powers to ensure adequate maintenance and restitution of lost features.
6. Allowing one quarter of the building to be detached, requiring the stopping up of its access to its neighbour no 6 on three floor levels, would mitigate against its future viability of the whole as an hotel. Successful commercial hotels under management typically require about 80 letting rooms, which this listed building could have if suitably sensitively remodelled.
7. The similarly prominent hotels in Folkestone - Carlton, Southcliff, Clifton/Voco & Burlington - all have such potential availability and all are prospering.
8. The purpose of the applicant smacks of a quick fix to realise immediate cash; the purpose of planning in regard to heritage buildings is to foster continued use for the benefit of the community. Granting consent without consideration of the wider implications for this important listed building is antithetical to the purpose of planning legislation in this instance.

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