



Roger Joyce Associates
CHARTERED ARCHITECTS

Planning and Heritage Statement
in respect of an application for
the installation of an external balcony for garden access
at
flat 'B', 29, Augusta Gardens Folkestone CT20 2RT



for Mr M Herd

August 2025

Ref 24/209

Introduction

This Statement is produced as a requirement of the Council's validation requirements

The Heritage Statement is included because the site is in the Leas and Bayle Conservation Area

Purpose of the statement

The statement sets out the impact of the proposals on the Heritage asset – in this case the Leas and Bayle Conservation Area

Policy Context

The NPPF sets out the tests for 'harm' and the impact of a proposal on the HA (the CA), and describes the information that should be submitted in a heritage statement:

Para 200 describes the level of detail being proportionate to the HAs importance

Para 201 says that LPAs should take in to account the importance of the HA when assessing the impact of any proposal

Para 212 says that any proposal should make a positive contribution to the setting of the HA

Impact and Conclusion

In the Officer's Pre-application advice, it is said that *'there is no objection in principle to the installation of a balcony, but that as the site is within the CA, and can be seen across the garden from Sandgate Road, a more traditional approach in terms of form and materials would likely be more acceptable. It should reflect the style and character of the property'*

Policy HB1 deals with 'Quality through Design'. There is no doubt that Flat B has been beautifully restored to a duplex on two floors, with every attention to detail, executed by the applicant who is himself a professional interior Architect. The work will be carried out to the highest level.

Policy HB8 says that proposals will be permitted where :

(7) 'alterations and extensions... respect the character of the host building and its location and should not result in unacceptable harm to heritage assets....or their setting

The NPPF (above)

para 200 describes the level of detail required being proportionate to the Has importance. In this case, the HA is the CA, and the impact of these proposals on the overall setting of the CA is neutral

Para 201 says the same thing..... in that the importance of the HA (the CA in this case) should be taken into account when determining the application

Para 212 says that any proposal should make a positive contribution to the setting of the CA.

In this case, the proposal is at the rear of the property, is in harmony with other interventions that have been made (when and whether with the benefit of consent is unknown) and although the officer giving advice says that the building 'can be seen across the garden from Sandgate Road', this is highly debatable, and in case what can be seen presents a harmonious composition made up of the crescent of villa style houses

In terms of the proposed 'park style' railings, what has been installed on the upper windows of the duplex appear almost invisible when viewed from a distance as can be seen here, a photograph taken after the wholesale external decoration has been completed.....

railings in upper window



the proposed balcony in context (seen from within the Gardens)

Roger Joyce, Dip Arch (Cant) Dip Cons (AA), RIBA IHBC, AABC

Architect, Etchinghill

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