

## Gaynor Jones

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**From:** South East ePlanning <e-seast@HistoricEngland.org.uk>  
**Sent:** 01 February 2026 16:15  
**To:** Planning  
**Subject:** RE: Re-consultation - Planning Application - 25/2055/FH  
**Attachments:** 2021 Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (1).pdf

Dear Planning Team,

Thank you for your email of 20<sup>th</sup> January regarding the above application for listed building consent/ planning permission. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

Kind Regards,

Jessica

Jessica Laker (she/her)  
Business Officer (Kent) | London & South East Region  
**Historic England**, 4<sup>th</sup> Floor The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
020 7973 3856

*Please note that I do not work on Wednesdays*



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**From:** Planning Department <[planning@folkestone-hythe.gov.uk](mailto:planning@folkestone-hythe.gov.uk)>

**Sent:** 20 January 2026 12:02

**To:** South East ePlanning <[e-seast@HistoricEngland.org.uk](mailto:e-seast@HistoricEngland.org.uk)>

**Subject:** Re-consultation - Planning Application - 25/2055/FH

**-- WARNING: This is an external message. Please use caution when replying, opening attachments or clicking on any links in this e-mail.--**

Dear Colleague

Folkestone and Hythe District Council would be pleased to receive your observations on the above planning application at Rhodesia House, 2 Clifton Crescent, Folkestone, CT20 2EW.

**This is a re-consultation following the submission of additional details or a change in circumstance.** These are detailed below:

Amended Plans added 19/01/2026

Please ensure any comments/observations you may have on the proposal reach us not later than 03/02/2026. In the event of no reply being received within this period, it will be assumed that you do not wish to make a representation, unless you inform us within the statutory time period (and for specified reasons) that your observations will be submitted at an agreed later date.

View this application online at <https://folkestonehythedc.my.site.com/PR3/s/detail/a1nbH00000Ydt2L>. [Click here](#) to upload your comments..

Planning Validation Team

Development Management

Folkestone & Hythe District Council

Civic Centre, Castle Hill Avenue

Folkestone,

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

Website: [www.folkestone-hythe.gov.uk](http://www.folkestone-hythe.gov.uk)



## **Planning and Listed Building Consent applications requiring consultation with and notification to Historic England (the Historic Buildings and Monuments Commission for England) April 2021**

### **Introduction**

This enclosure sets out the circumstances in which Historic England must be consulted or notified of applications for planning permission or listed building consent.

It has been amended to reflect the changes introduced by MHCLG on 21 April 2021

- (a) extending planning controls to statues and other monuments and,
- (b) extending the range of applications for listed building consent notified to Historic England.

### **Applications for planning permission**

Historic England must be consulted or notified (see note 1) of the following planning applications by virtue of the following provisions:

#### **Consultation:**

Development which in the opinion of the local planning authority falls within these categories:

- P1 Development of land involving the demolition, in whole or in part, or the material alteration of a listed building which is classified as Grade I or II\*
- P2 Development likely to affect the site of a scheduled monument
- P3 Development likely to affect any battlefield or a Grade I or II\* park or garden of special historic interest which is registered in accordance with section 8C of the Historic Buildings and Ancient Monuments Act 1953

#### **Basis for this - Town and Country Planning (Development Management Procedure) (England) Order 2015 - article 18 and Schedule 4.**

- P4 Development likely to affect certain strategically important views in London

#### **Basis for this - Secretary of State for Communities and Local Government Directions relating to Protected Vistas 2012**

#### **Notification:**

Development which the local authority (or Secretary of State) think would affect:

- P5 The setting of a Grade I or II\* listed building; or
- P6 The character or appearance of a conservation area where
  - i) the development involves the erection of a new building or the extension of an existing building; and
  - ii) the area of land in respect of which the application is made is more than 1,000 square metres

#### **Basis for this - Planning (Listed Buildings and Conservation Areas) Regulations 1990 - regulation 5A (as amended by The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015**

P7 Local authority/ies own applications for planning permission for relevant demolition in conservation areas. (see note 2)

**Basis for this - Town and Country Planning General Regulations 1992 (as amended by the Town and Country Planning General (Amendment) (England) Regulations 2015**

Note 1: There is a difference between Consultation and Notification. When LPAs consult on applications, there is a duty to provide a substantive response to the LPA within 21 days. A notification from the LPA is to enable representations to be made if we so wish, and to respond within 21 days. Historic England does not make a distinction in its handling of advice work.

**Applications for listed building consent**

Historic England must be notified of the following applications for listed building consent by virtue of the following provisions:

**Notification:**

- L1 For works in respect of any Grade I or II\* listed building; and
- L2 For relevant works in respect of any grade II (unstarred) listed building

(relevant works means:

- i) works for the demolition of any principal building (see note 3);
- ii) works for the alteration of any principal building which comprise or include the demolition of a principal external wall of the principal building; or
- iii) works for the alteration of any principal building which comprises or includes the demolition of all or a substantial part of the interior of the principal building.
- iv) commemorative object works

For the purposes of sub paragraphs ii) and iii) above:

- a) a proposal to retain less than 50% of the surface area of that part of a principal building represented on any elevation (ascertained by external measurement on a vertical plan, including the vertical plane of any roof) is treated as a proposal for the demolition of a principal external wall;
- b) a proposal to demolish any principal internal element of the structure including any staircase, load bearing wall, floor structure or roof structure is treated as a proposal for the demolition of a substantial part of the interior.)

For the purposes of sub paragraph iv) above:

“commemorative object works” means works for the full or part demolition of a statue, monument, memorial or plaque that are, or are part of, a listed building

- L3 Decisions taken by the local planning authorities on these applications

**Basis for this - Arrangements for handling heritage applications - Notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021 - made under section 12, 15 (1) and (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990**

***Historic England***

***27 April 2021***

Note 2: Relevant demolition is defined in section 196D of the Town and Country Planning Act 1990 as “demolition of a building that is situated in a conservation area in England and is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of s75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section.)

Note 3: “principal building” means a building shown on the list compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and includes (unless the list entry indicates otherwise) any object or structure fixed to that building, but does not include any curtilage building.