

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

**Date of Decision: 20 February 2026**



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

Mr William Brown  
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**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/2055/FH**

**Proposal: Change of use and refurbishment from hotel (Class C1) to 5 self contained flats (Class C3) following fire damage.**

**Site Location: Rhodesia House, 2 Clifton Crescent, Folkestone, CT20 2EW**

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

**Subject to the following conditions:**

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:
  - Drawing no. 001 P1 – Existing Site & Location Plan, received 7 November 2025
  - Drawing no. 004 P2 – Proposed Site Plan, received 17 November 2025
  - Drawing no. 005 P3 – Proposed Floor Plans, received 19 January 2026

- Drawing no. 006 P2 – Proposed Elevations, received 19 January 2026
- Drawing no. 007 P1 – Fenestration Repair Plan, received 19 January 2026
- Drawing no. 400 P1 – Separating Floor Detail, received 19 January 2026
- Hush System LP Product Sheet – Hush Acoustics HD1030, received 19 January 2026
- Existing & Proposed Replacement Sash Windows, received 19 January 2026
- Typical Cross Section – Slim Double-Glazed Sash Windows, received 19 January 2026

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

- 3 Prior to construction of any external surfaces, details of the external finishing materials (including samples) to be used on the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity

- 4 Prior to first occupation, details to demonstrate that the dwellings hereby permitted shall use no more than 110 litres of water per person per day shall have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented as agreed.

Reason: In the interest of sustainable development and minimising water consumption.

- 5 Prior to the first occupation of any of the dwellings hereby approved, full details of the facilities for the storage and collection of refuse shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully installed before any dwelling is occupied and shall thereafter be retained and maintained for this purpose.

Reason: To ensure adequate provision for refuse storage and collection in the interests of the amenities of future residents.

- 6 Prior to the occupation of any of the dwellings hereby permitted, full details of covered and secure bicycle parking spaces for each flat shall be submitted to and approved in writing by the Local Planning Authority. The bicycle parking shall be provided in accordance with the approved details before any dwelling is occupied and shall thereafter be retained and maintained for this purpose.

Reason: To ensure adequate provision for bicycle storage and to encourage travel by sustainable modes other than the private car, in accordance with Policy T5 of the Places and Policies Local Plan.

- 7 Prior to the commencement of development, full details of both hard and

soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs and other features to be retained, planting schedules (including species, which shall be native where practicable, sizes and numbers), means of enclosure, hard-surfacing materials, any repair and alterations to the boundary wall and an implementation programme. The approved details shall be carried out in accordance with the agreed programme and thereafter retained.

Reason: In the interests of visual amenity, the setting of the Listed Building, and to enhance wildlife and biodiversity.

- 8 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

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

- 9 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.

- 10 Prior to commencement of development, details of how the development will enhance biodiversity have been submitted to, and approved in writing by, the local planning authority. The approved details will be implemented and thereafter retained.

Reason: In the interest of enhancing ecology and biodiversity.

- 11 Prior to the first occupation of any dwelling hereby permitted, an FTTP Statement or, where FTTP cannot reasonably be provided, full details of alternative superfast broadband provision shall be submitted to and approved in writing by the Local Planning Authority. The submission shall demonstrate that reasonable endeavours have been made to secure a high-speed, wholly Fibre-to-the-Premises (FTTP) connection to each dwelling, and where this is not achievable, shall provide details of the proposed alternative provision.

The approved FTTP infrastructure or approved alternative superfast broadband provision shall be installed in accordance with the approved details and laid out alongside other service connections during the construction process. The broadband provision shall be fully available for use upon the first occupation of each dwelling.

Reason: To ensure that the development is served by high-quality

broadband infrastructure in the interests of sustainable living and digital connectivity.

### **Informatives and notes**

- 1 Care should be taken to consider the above and below ground structures of all trees that may be within influencing distance of the development area. No building materials, chemicals or machinery should be stored within the vicinity of any tree on site, this includes any cement mixing as the washings are toxic to plants.
  
- 2 Under the Town and Country Planning Act, section 211, no trees can be pruned or removed without first gaining approval from the Local Authority via the application for Works to Trees in a conservation area, failing to do so may result in an enforcement action and investigation towards the developer. This will also apply if the any trees are damaged or deteriorate as a result of the building works.

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 Town and Country Planning Act 1990. 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.