

Officer Report

Application No.	26/0330/FH
Site Address	Flat 2, 48 Earls Avenue, Folkestone, CT20 2HD
Officer Name	Danielle Wilkins
Proposal	Replacement of existing single glazed windows with aluminum double glazed windows.

Recommendation

Report Number	RD-439955
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	05 June 2026

Report

SITE

The application relates to Earls Court, a three-storey detached block of flats. The building has a brick frontage with symmetrical gable ends, three-storey bay windows with tile-hanging detail and two balconies on the first and second floor level.

Flat 2, within the ground floor of the building has the original crittall-framed windows. The upper floors have installed UPVC windows, although there is no recent planning history for this work. Flat 1 (also the ground floor) have had double glazed aluminium windows installed (see history)

The building lies within the Folkestone Leas & Bayle Conservation Area. The wider street scene comprises large, mainly four-storey Victorian buildings which have been subdivided into flats. The majority of the windows on the façade of these buildings are timber-framed sash to reflect the original design and materials of these historic buildings.

The windows of the application building have a unique layout which has been replicated by the aluminium and UPVC windows.

The site is located within an area of archaeological potential and the Folkestone Leas and Bayle Conservation Area.

RELEVANT HISTORY

25/1462/FH - Replacement of windows to front bay window, 4 side windows, 1 rear window and door. Approved with conditions

Y19/0968/FH - Replacement of the existing single glazed crittall front elevation bay window, 5no. side windows, 1no. rear window and garden door with double glazed UPVC windows. Refused

The proposed replacement windows, by virtue of their upvc material, detailing and overall appearance would be unsympathetic and harmful to the character and appearance of the host building and wider Conservation Area, failing to preserve or enhance its historic character and adversely affecting the street scene. The development is therefore contrary to saved policies SD1, BE1, BE4 and BE8 of the Local Plan Review, emerging policies HB1 and HB8 of the Places and Policies Local Plan and the National Planning Policy Framework which seeks to secure a high standard of design and materials that preserve or enhance the special character of Conservation Areas.

PROPOSAL

PP is sought for the Replacement of existing single glazed windows with aluminium double-glazed windows.

The proposed windows have white frames and replicate the existing layout.

CONSULTATIONS

Folkestone Town Council – Object on the grounds that there is no details of the front elevation

PUBLICITY

Neighbours notified by letter. Expiry date 13/04/2026

Site notice displayed. Expiry date 21/04/2026

Press advert. Expiry date 17/04/2026

REPRESENTATIONS

0 received

RELEVANT POLICY

Places and Policies Local Plan 2020 – HB1 HB8

Core Strategy Review 2022

NPPF paragraphs 207-221

NPPG

Planning (Listed Building and Conservation Areas) Act 1990

APPRAISAL

Design, visual appearance and impact on heritage

Comments received from the Town Council are noted, and existing/proposed elevations have now been received by the LPA.

The replacement windows and door would be of a heritage-style aluminium framed double-glazed design. The design, colour (white), method of opening and alternating pattern to the front bay window would reflect the existing situation and therefore preserve the character and appearance of the conservation area. The use of aluminium frames are considered to be a suitable replacement for the existing crittall windows, retaining thin frames and a lightweight appearance.

It is therefore considered that the proposed development would not result in harm to the character or appearance of the host building, the visual amenity of the street scene nor would it result in any harm to the setting or significance of the Conservation Area.

The proposal therefore complies with policies HB1 and HB8 of the PPLP and the requirements set out under paragraphs 207 to 221 of the NPPF.

Amenities of neighbouring occupiers

No new openings are proposed. The proposal would therefore have no impact on neighbouring amenity.

Environmental Impact Assessment

In accordance with the EIA Regulations 2017, this development has been considered in light of Schedules 1& 2 of the Regulations and it is not considered to fall within either category and as such does not require screening for likely significant environmental effects.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

PUBLIC SECTOR EQUALITY DUTY

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Recommended Conditions (3)

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:

P-101 – existing and proposed elevations – received 07/05/2026

Site location plan – received 20/03/2026

Block plan – received 20/03/2026

Heritage statement – received 11/03/2026

Survey details – received 04/03/2026

Design and Access Statement – received 04/03/2026

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

The development hereby approved shall be carried out in accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interests of visual amenity.