

DCL/23/14

Application No: 23/0565/FH

Location of Site: The Leas Lift, Lower Sandgate Road, Folkestone, CT20 1PR

Development: Listed building consent for restoration works to the Leas Lift (including lift cars and track), alterations to the upper and lower lift stations, the construction of an extension to the lower lift station to provide a café and associated landscaping and infrastructure works.

Applicant: The Folkestone Leas Lift Company CIC (c/o Agent)

Agent: DHA Planning, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, ME14 3EN

Officer Contact: Alex Stafford

SUMMARY

Listed building consent is sought for restoration works and an extension to the Leas Lift which is a grade II* listed building.

To allow the lift to become commercially viable in the long term, the existing cafe is proposed to be relocated within the new extension, providing a public facility and commercial revenue to support the lift. It is also proposed that the building provides a space for education.

The proposed development which would operate all year round, would create additional jobs, improve the tourism offer and would enhance the vitality of the town centre. In addition, the development would enhance connectivity between the Leas and the seafront and would improve the approach to the upper and lower stations to ensure the lift is accessible for all. The extension would also provide public toilets which would be available during the cafe opening times.

The design approach to the new extension and other works to the upper and lower station to bring the lift back into use, has in my view been well thought out and would be creative yet sensitive and follows extensive consultation with the public, the Council and statutory consultees such as Historic England.

In terms of the statutory duty of the LPA, that requires that considerable and important weight to the assessment of harm to the setting of a listed building should be given, the impact of the proposed development on the Leas Lift itself, its setting and that of the Conservation Area is understood, and considerable weight has been given to it. I agree with the assessment of Historic England that the proposed development will cause harm, that it would be less than substantial harm and the considerable public benefits which include restoring and bringing an 'at risk' heritage asset back into use are sufficient to mitigate the harm.

RECOMMENDATION:

That listed building consent be granted subject to the conditions set out at the end of the report and that delegated authority be given to the Chief Planning Officer to agree and finalise the wording of the conditions and add any other conditions that he considers necessary.

1. ASSESSMENT

1.1. There is a corresponding planning application (23/0536/FH) which precedes this application on the agenda. Report 23/0536/FH considers all of the relevant issues for both applications and therefore that report should be read in conjunction with the recommendation and conditions listed below which relate to the listed building consent only.

In determining this application for listed building consent, Members should only be considering the impact of the proposal on the historic or cultural interest of the listed building and whether any harm is justified when taking into account the public benefits. Wider planning considerations are not relevant to the determination of this application.

Conditions:

01. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

02. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents approved by this decision.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

Lower Station Extension

03. No development beyond the construction of foundations shall take place until details in the form of samples of all external finishing materials to be used in the construction of the development hereby approved 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.

04. No development beyond the construction of foundations shall take place until the following details have been submitted and approved in writing by the Local Planning Authority:

- a) plans elevations and sections of the of the proposed extension and its connection to the existing lower station building at a scale of not less than 1:50.

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b) detailed drawings at a scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings. Details to include the relationship of windows and doors with the brick reveals – scale of 1:1, 1:2 or 1:5 and 1:10.

c) details of the construction of eaves, concealed gutters, verges, hips, ridges and flat roofed glazed link element and its junctions with the existing building

d) full details of all vents and outlets including colour and location.

The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

Lower Station Existing Building

05. No internal works to the lower station existing building shall commence until the following details have been submitted and approved in writing by the Local Planning Authority:

a) details of the joinery of any proposed doors, windows, bay windows, panelling, dado rails, architraves, handrails and alterations thereof at a scale of 1:1, 1:2 and 1:5 or 1:10.

b) details of the construction of any proposed door openings, windows, bay windows and alterations thereof at a scale of 1:10 or 1:20.

Reason: In the interest of the special architectural or historic interest of the listed building.

Technical and Engineering

06. Prior to the commencement of the development the following details shall be submitted to and approved in writing by the local planning authority:

a) a technical specification for the repair of any engineering component.

b) details of any additional engineering plant required for the operation of the lifts (for example back up pumps).

c) details of any repairs required to the lift cars beyond that set out in the application.

d) details of the proposed alterations to open up the sheeve wheels and the detailing and construction of the new metal and glass enclosures to the two wheels.

e) details of internal alterations to the lift cars to accommodate disabled access.

Reason: In the interest of the special architectural or historic interest of the listed building.

Upper and Lower Stations

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07. Prior to the commencement of the development the following details shall be submitted to and approved in writing by the local planning authority:

- a) a schedule of repairs for the existing buildings (excluding engineering components) in the upper and lower stations.
- b) detailed layout plans, sections, and elevations showing the proposed alterations to the upper station forecourt, approach paths, ramps, steps showing the arrangement of the railings, handrails, balustrading, gates, finials, maintenance access ways and lamp posts and their relationship to the hard paved steps and ramps at a scale of 1:20 or 1:50.
- c) details of any proposed alterations to the existing railings, handrailing, balustrading, gates, finials and lamp posts, and any new components required to achieve the layout arrangements to be provided at a scale of 1:20 or 1:10 and 1:5 or 1:2 or 1:1.
- d) detailed layout plans showing the external hard landscaping features, including ramps, steps, handrails and paving. Details to include construction details and methods and surfacing materials.
- e) details of the proposed retaining wall to the side and rear of the lower station, including details of planters, wire plant climbers and method of attachment.

Reason: In the interest of the special architectural or historic interest of the listed building.

General Conditions

08. Prior to the commencement of the development the following details shall be submitted to and approved in writing by the local planning authority:

- a) A schedule of all proposed finishes, including all joinery work.
- b) A schedule of the proposed colour schemes to be provided for the existing and proposed building, railings, operator's cabins and the rail cars.
- c) Details of all new signage.
- d) Details of the proposed external lighting.
- e) Details of the solar panel array.