

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of planning permission to
Develop Land

To: SAGA GROUP LTD.
C/O ROLFE JUDD PLANNING,
OLD CHURCH COURT,
CLAYLANDS ROAD,
LONDON, SW8 1NZ.

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts, HAS GRANTED PERMISSION for the development of land situate at ENBROOK HOUSE, SANDGATE, FOLKESTONE.

and being

REDEVELOPMENT OF THE EXISTING BUILDINGS AND CONSTRUCTION OF NEW OFFICE ACCOMMODATION AND ANCILLARY FACILITIES INCLUDING CAR PARKING AND ACCESS.

referred to in your application for permission for development dated 03.03.95

SUBJECT TO THE CONDITIONS SPECIFIED hereunder:

- 01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 02 Before development commences the details of the materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority before the parts of the development thereby affected are commenced.
- 03 No development shall take place until a scheme of landscaping, has been submitted to and approved by the Local Planning Authority in writing. This scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of development. All planting, seeding or turfing shown in the approved details of landscaping shall be carried out before the end of the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any newly planted trees or plants which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced within the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any other variation.
- 04 No trees on the site shall be lopped, topped or felled without the previous written consent of the Local Planning Authority until 12 calendar months after completion of the permitted development. Any trees removed without such consent or which die or are severely damaged or become seriously diseased before the end of the period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.
- 05 (a) Prior to the commencement of the development the applicant shall obtain a written report from a specialist soil consultant advising on the suitability of the land for the proposed development and identifying any works for stabilising the land and adjoining land and properties, reinforcing the foundations

and strengthening the proposed development and any other works (including works of drainage) as may be necessary to ensure the stability of the land, proposed buildings and associated services, and any neighbouring land and buildings. This report shall be submitted to the Local Planning Authority for its consideration and approved before the development commences.

(b) The developer shall carry out such works as are recommended by the consultant and agreed with the Local Planning Authority before any buildings are occupied.

- 06 Underground ducts shall be installed by the developers in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before any of the buildings are occupied, to enable statutory services to be connected to any building within the application site, without the erection of distribution poles and overhead lines.
- 07 The car parking hereby permitted shall be provided in a phased manner such that the parking requirements for each phase is in accordance with a phasing plan to be submitted to the Local Planning Authority and approved prior to the commencement of the development of the relevant phase and the car park area shall be adequately surfaced before the phase of the development to which it relates is occupied and kept available for parking purposes in association with the premises.
- 08 The design of the access points to the site shall be carried out in accordance with and the approval of the Highway Authority.
- 09 Details of the car parking layout on the eastern side of the site shall be submitted and approved prior to development commencing, and such details shall include details of the landscaping, drainage and the re-routing of the footpath to Sandgate Hill.
- 10 No development shall commence unless and until the highway improvements generally illustrated on Drawing No's TRA01 and TRA02 have been constructed and are open to traffic.

Grounds:

- 01 As required by Section 91 of the Town and Country Planning Act 1990.
- 02 To ensure the satisfactory appearance of the completed building.
- 03 In order to protect and enhance the appearance of the area.
- 04 The existing trees are an important visual amenity which the Local Planning Authority considers should be substantially maintained.
- 05 To ensure the best specialist advice is secured in respect of the soil conditions existing on the land, and precautions necessary to ensure stability of the land, and the proposed buildings, forecourt and services and the adjoining land and buildings and to ensure that the necessary works are carried out in the interests of land stability with the avoidance of damage to the approved development and that adjoining.
- 06 In the interests of visual amenities of the area and the character of the development.
- 07 It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.
- 08 It is necessary to make provision for adequate off street parking to prevent obstruction of the neighbouring highway and safeguard the amenities of adjoining areas.
- 09 Insufficient details have been submitted.
- 10 In the interests of highway safety.

Dated this 12th day of January 1996.

Civic Centre, Castle Hill Avenue,
Folkestone, Kent, CT20 2QY.


Planning Manager.

1996/11

Application No: 95/0183/SH

TOWN AND COUNTRY PLANNING ACT 1990
Planning (Listed Buildings & Conservation Areas) Act 1990.

To: SAGA GROUP LTD.
C/O ROLFE JUDD PLANNING,
OLD CHURCH COURT,
CLAYLANDS ROAD,
LONDON, SW8 1NZ.

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts,

HAS GRANTED
CONSERVATION AREA CONSENT FOR DEMOLITION OF KENT HOUSE.

AT

KENT HOUSE (FORMERLY PART OF PROPERTY KNOWN AS ENBROOK HOUSE),
SANDGATE, FOLKESTONE.

referred to in your application for permission for development dated
03.03.95

SUBJECT TO THE CONDITIONS SPECIFIED hereunder:

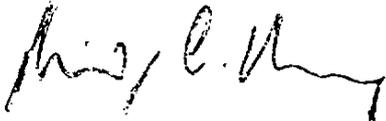
- 01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 02 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of phase one of the works for the redevelopment of the site has been made which shall provide for those works to be carried out as one operation, and planning permission granted for the redevelopment for which the contract provides.

Grounds:

- 01 As required by Section 91 of the Town and Country Planning Act 1990.
- 02 In order to safeguard the appearance of the Conservation Area.

Dated this 27th day of January 1996.

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY.


Planning Manager.

Application No: 95/0182/SH

TOWN AND COUNTRY PLANNING ACT 1990
Planning (Listed Buildings & Conservation Areas) Act 1990.

To: SAGA GROUP LTD.
C/O ROLFE JUDD PLANNING,
OLD CHURCH COURT,
CLAYLANDS ROAD,
LONDON, SW8 1NZ.

Take notice that The Shepway District Council, the district planning authority under the Town and Country Planning Acts has granted LISTED BUILDING CONSENT FOR DEMOLITION OF ENBROOK HOUSE. to the listed building situate at ENBROOK HOUSE, SANDGATE, FOLKESTONE. in accordance with your application for listed building consent dated 03.03.95 subject to the following:

Conditions:

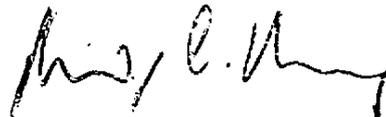
- 01 The work specified above shall be begun within five years from the date of this notice.
- 02 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of phase one of the works for the redevelopment of the site has been made which shall provide for those works to be carried out as one operations, and planning permission granted for the redevelopment for which the contract provides.

Grounds:

- 01 To comply with the requirements of Section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 02 In order to ensure that the redevelopment is carried out as one operation and Enbrook House is not demolished in isolation.

Dated this 12th day of January 1996.

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY.



Planning Manager.