

Application Number	26/1453/FH
Location	Folca, 48-66 Sandgate Road, Folkestone CT20 1DW
Application Description	Alterations, refurbishment and repairs to Folca 2, including the creation of three new entrances to the front and five new entrances with associated ramps and stairs to the rear; the installation of a new shopfront and canopy; replacement windows and doors; vents, roof lanterns and skylights; and the replacement of rooftop plant, associated screening and ancillary works.
Applicant	Folkestone and Hythe District Council
Agent	Josh Carver, Cavar Haggard Ltd
Officer Contact:	Danielle Wilkins

Recommendation

That planning permission 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. Reason for consideration by the Committee

- 1.1. The application is reported to the Planning Committee in accordance with the Council's scheme of delegation because the Council is the applicant and the owner of the site.

2. Site and Surroundings

- 2.1. The application site comprises part of the former department store known as Folca (Folca 2), centrally located within Folkestone town centre fronting Sandgate Road in a prominent position. The building is currently unoccupied and was historically occupied by Bobby's and later Debenhams, which closed in 2019.
- 2.2. Architecturally, Folca comprises two linked sections: an Edwardian red brick three storey building fronting Bouverie Place (Folca 1), and a three storey Art Deco building with basement dating from the early 1930s with extensive glazing to Sandgate Road (Folca 2). Construction works have been taking place in recent months to separate the two buildings internally. The buildings are not statutorily listed but are considered non-designated heritage assets because of their age, architectural interest and contribution to the street scene.

- 2.3. The closest listed buildings, 70 and 72 Sandgate Road, lie approximately 25 metres south west of the site. The application site is outside, but approximately 29 metres from, the Folkestone Leas and Bayle Conservation Area and therefore lies within its setting. The site is within Flood Zone 1.
- 2.4. A site location plan is show below and attached to this report as **Appendix 1**.

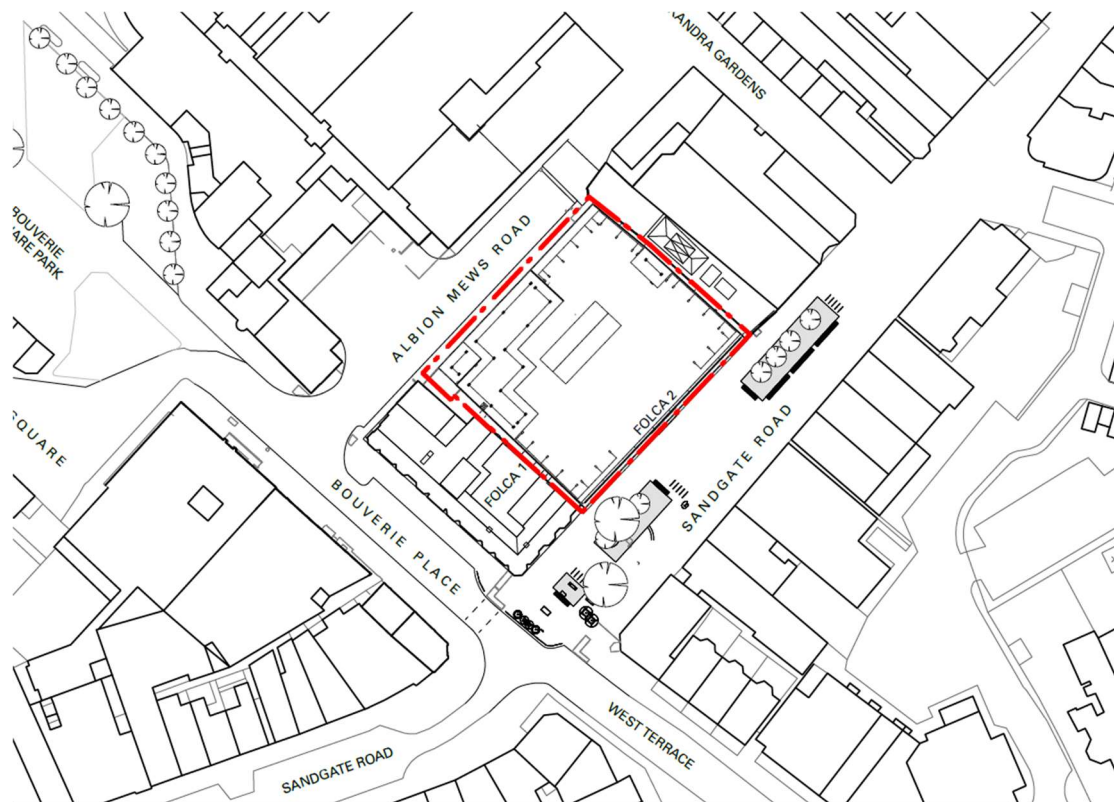


Figure 1: Site Location Plan

3. Proposal

- 3.1. Full planning permission is sought for the external refurbishment and alteration of Folca 2 to secure its long term use. The proposals are proposed to improve the building's appearance, accessibility, energy efficiency and fire safety while supporting the repair and conservation of this non-designated heritage asset. No change of use is proposed, and the building would remain within Use Class E.
- 3.2. The proposed development comprises the following works:

Sandgate Road Elevation

- Repair and refurbishment of the existing façade, including replacement stone clad columns and a black tiled plinth at ground floor level to match the existing.
- Installation of a replacement bronze coloured, powder coated metal shopfront.

- Installation of a full width metal and glazed canopy along the ground floor frontage.
- Creation of three glazed commercial entrances with insulated louvres above, including two in the historic entrance positions and one providing dedicated basement access.
- Installation of artwork display panels along the first floor balcony balustrade.
- Removal of the infill window between Folca 1 and Folca 2 and installation of tiled cladding to visually separate the buildings.

Albion Mews Road Elevation

- Installation of accessible powder coated metal ramps with railings and steps.
- Installation of wall mounted lighting.
- Installation of doors serving deliveries, refuse storage, cycle storage, a Changing Places toilet and fire escape routes.
- Installation of high level ventilation grilles and automatic opening vents (AOV's).
- Installation of roof plant screening.
- Repair and cleaning of the existing faience columns, bands and brickwork.
- Replacement of the ground floor glazing with thermally improved units.
- Installation of metal ventilation louvres within existing openings.
- Upgrade of the staff entrance with a glazed door and metal canopy.
- Installation of high level automatic opening windows to match the historic window style.

Roof Alterations

- Installation of roof plant equipment and associated screening.
- Installation of an air source heat pump system.
- Installation of two roof lanterns above the main staircase and GP surgery reception.
- Installation of skylights serving the internal GP surgery corridors.
- Alterations to the existing lift overrun, including raising part of the roof by 0.8m over an area of 7.5 sqm to accommodate a second firefighting stair and an automatic opening vent skylight.
- Installation of photovoltaic panels.

Northeast Elevation

- Repair, cleaning and retention of the existing faience and brickwork, with damaged sections replaced where required.

- Replacement of the first floor windows with thermally improved matching units.
- Infill of redundant ground floor window openings with matching brickwork.
- Installation of a basement fire escape door.
- Installation of automatic opening smoke ventilation windows.
- Installation of façade grilles to ventilate internal bathrooms.
- Removal of the redundant external stair and half-landing door.
- Removal of leaded glass panels for reuse internally where possible.

Southwest Elevation

- Repair and refurbishment works matching those proposed on the northeast elevation.
- Replacement of the first floor windows with thermally improved matching units.
- Infill of redundant ground floor window openings with matching brickwork.
- Installation of a basement fire escape door.
- Installation of automatic opening louvres for smoke ventilation.
- Installation of ventilation grilles at basement, ground, first and second floor levels.

3.3. Figures 2-10 below detail the existing and proposed elevations and roof plans.

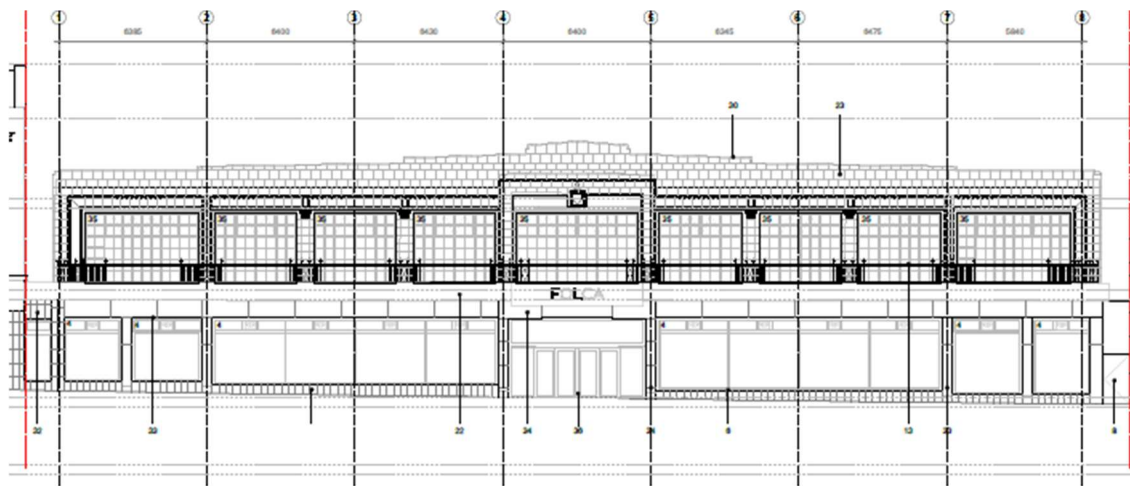


Figure 2: Existing Sandgate Road Elevation

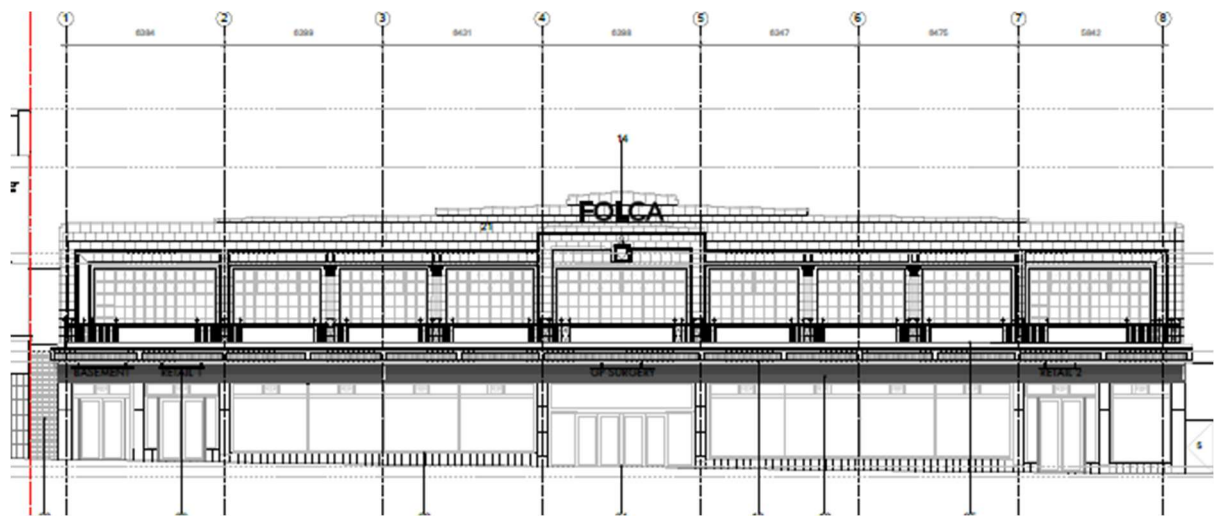


Figure 3 - Proposed Sandgate Road Elevation

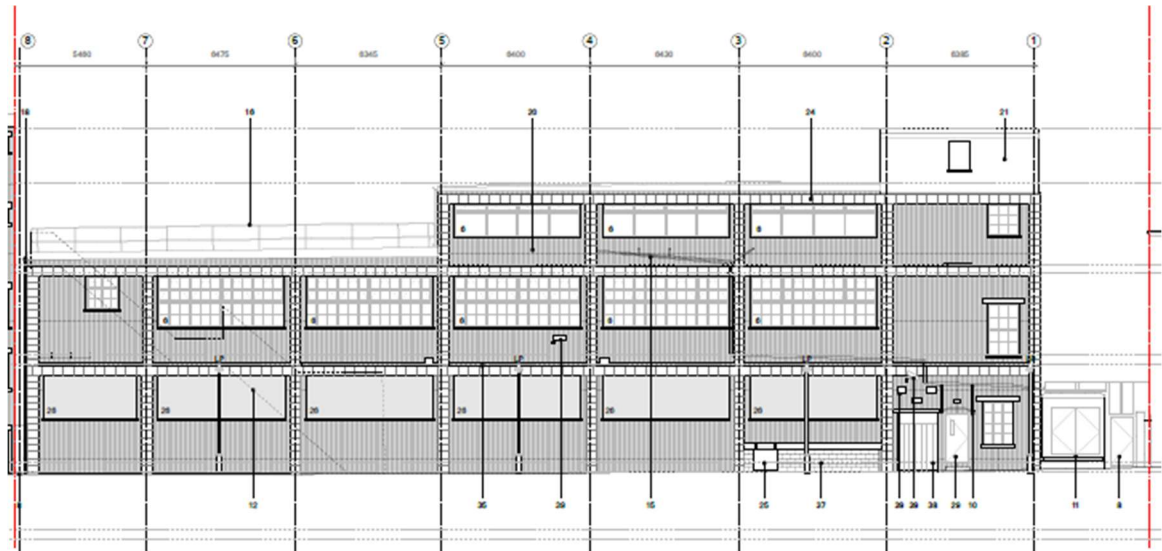


Figure 4: Existing Albion Mews Road Elevation

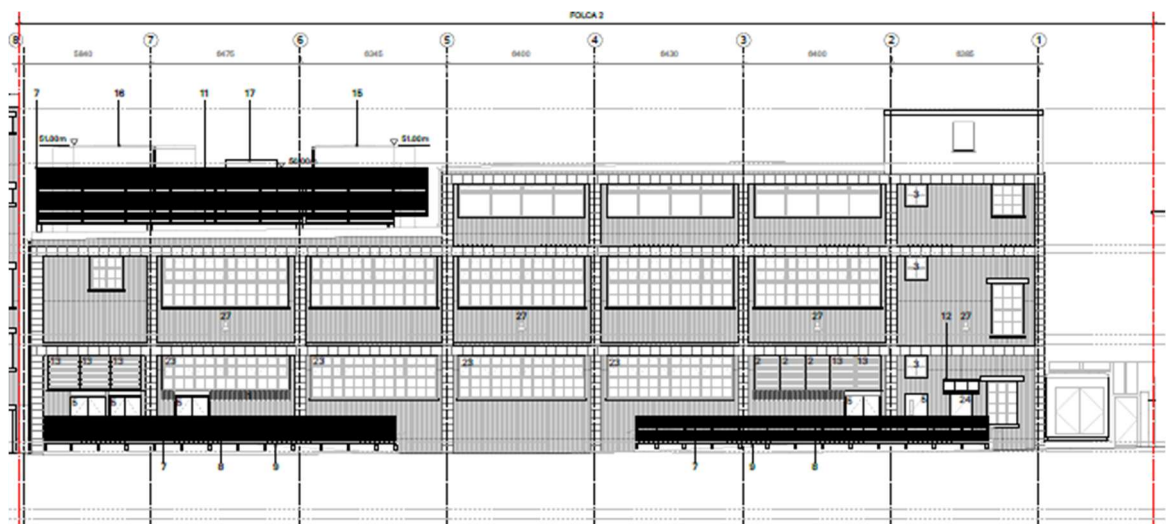


Figure 5 - Proposed Albion Mews Road Elevation

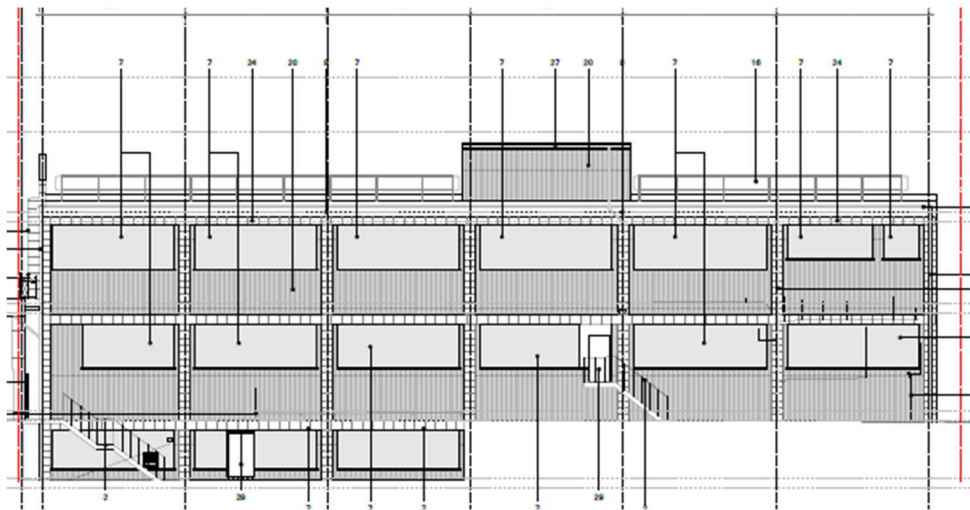


Figure 6 - Existing Northeast Elevation

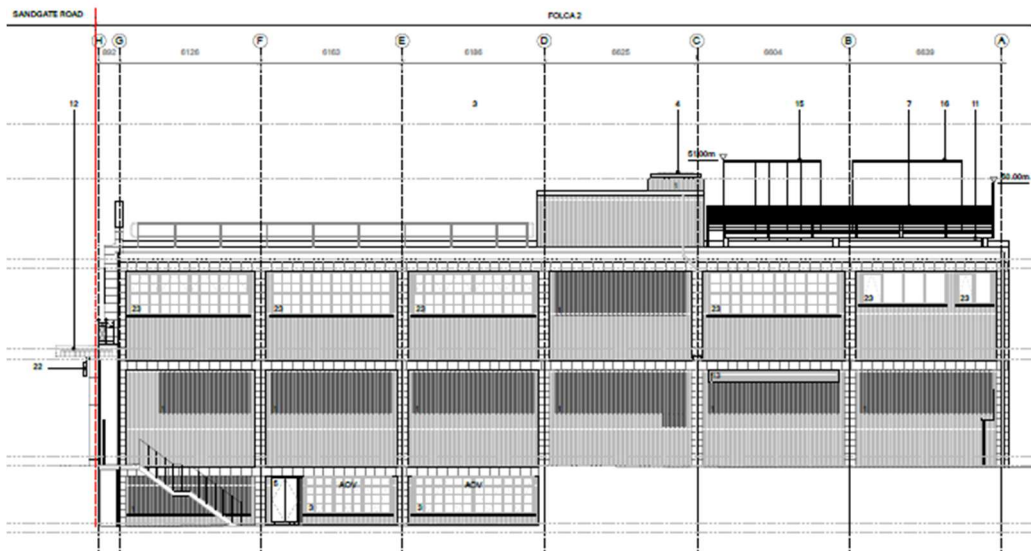


Figure 7: Proposed Northeast Elevation

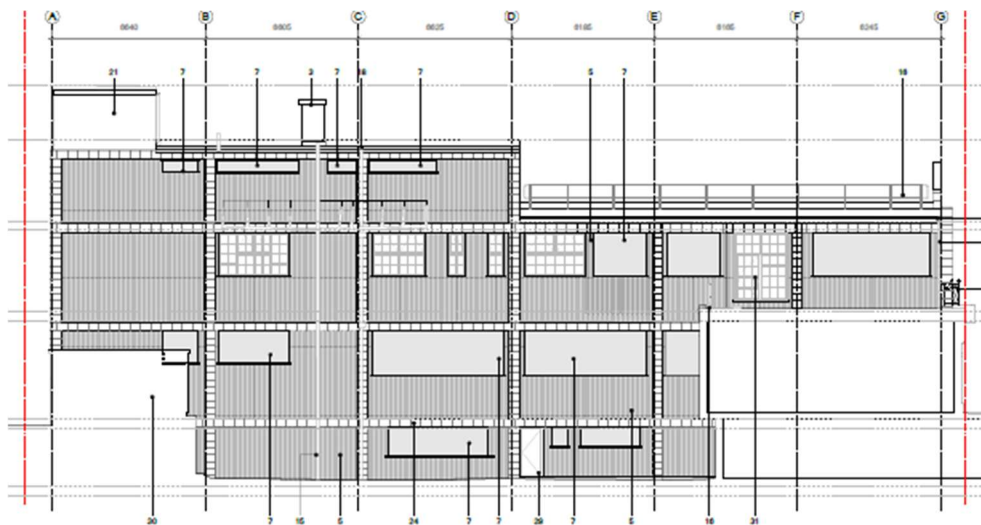


Figure 8 - Existing Southwest Elevation

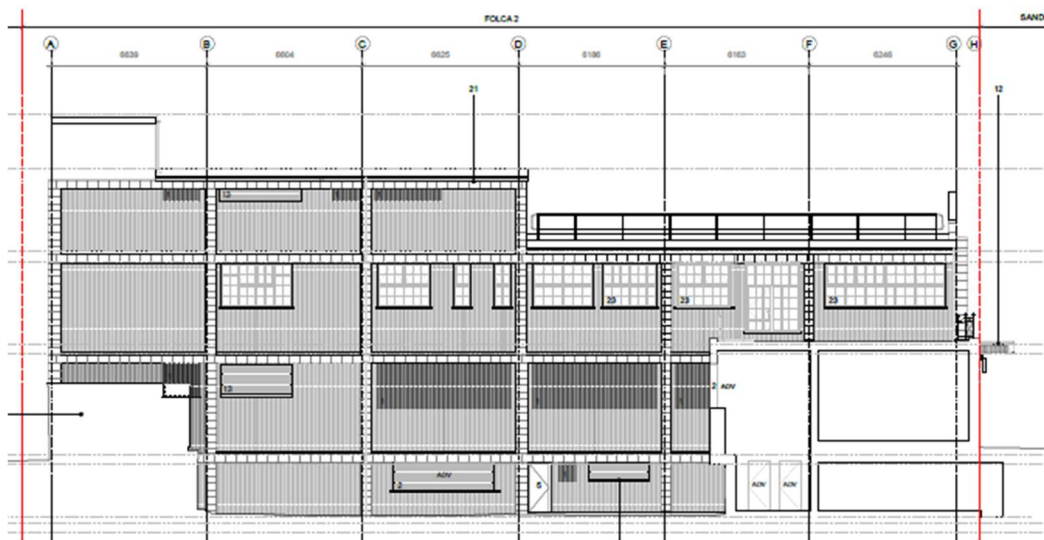


Figure 9: Proposed Southwest Elevation

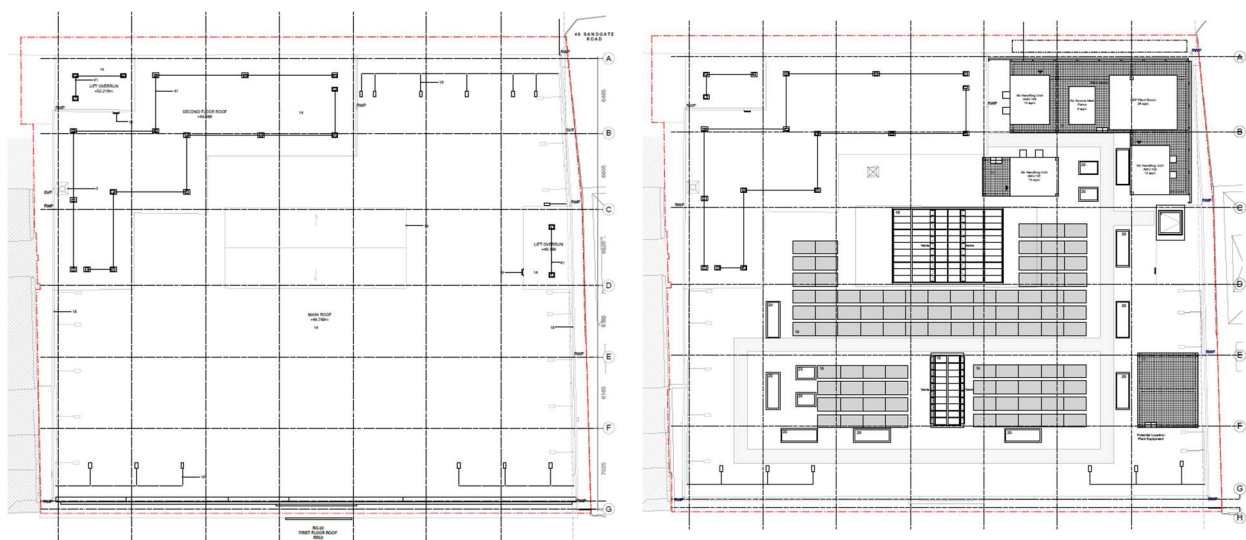


Figure 10: Existing and Proposed Roof Plan

- 3.4. The following reports have been submitted by the applicant in support of the proposals and are summarised as follows:

Design, Access and Heritage Statement

- 3.5. The document describes Folca 2 as the Art Deco element of the former Bobby's/Debenhams department store fronting Sandgate Road. The building has remained vacant since Debenhams closed and is currently being refurbished as a mixed use building comprising commercial units at ground and basement levels and a GP surgery at first and second floors.

- 3.6. The document explains that the building retains a number of historic architectural features including faience clad elevations, multi pane metal framed windows, decorative Art Deco detailing, the original central staircase and surviving historic shopfront elements. The heritage significance derives from its association with Bobby's and Debenhams, its landmark town centre presence and the survival of original architectural features.
- 3.7. The document identifies a repair first approach, including restoration of the Sandgate Road frontage through the repair of the faience cladding, replacement of damaged elements on a like-for-like basis, replacement of the shopfront glazing, reinstatement of historical features and the removal of unsympathetic alterations.
- 3.8. For the Sandgate Road elevation, the proposals would include a full-width canopy referencing the historic glazed canopy, three new glazed retail entrances and artwork panels within the first-floor balustrade. Existing glazing, cladding and architectural detailing would be repaired and thermally upgraded where necessary.
- 3.9. The proposed tenant signage and a high-level building sign on the central pediment do not form part of this application and would be subject to separate applications for advertisement consent if required.
- 3.10. For the Albion Mews Road elevation, the proposals would comprise new accessible ramps and stairs, a replacement entrance canopy, new access doors serving cycle storage, waste facilities and fire escapes, ventilation grilles, automatic opening vents and roof plant screening. Existing brickwork and faience detailing would be repaired and retained.
- 3.11. For the flank elevations, the faience bands, brickwork and historic detailing would be retained, repaired and cleaned. Redundant ground floor openings would be infilled with matching brickwork, new fire escape doors and ventilation grilles would be introduced where required, and replacement windows provided to match the appearance of the existing glazing whilst improving thermal performance. The decorative leaded glass panels would be retained and reused internally.
- 3.12. At roof level, the scheme includes replacement plant equipment, photovoltaic panels, two roof lanterns, skylights, a screened plant enclosure, an air source heat pump system and alterations to the existing lift overrun enclosure, including raising part of the roof to accommodate fire-safety requirements. The plant has been positioned to minimise visual impact from surrounding streets.
- 3.13. The statement explains that the proposals seek to improve accessibility, fire safety, sustainability and energy efficiency whilst retaining and enhancing the building's heritage significance. Historic features would be repaired and reinstated where possible, the building would be brought back into active use, and the applicant concludes that the development would restore and secure

the long term future of this important town centre landmark.

4. Relevant Planning History

4.1. The relevant planning history for the site is as follows:

26/0449/FH/PA	Prior approval under Class MA for the change of use of part of the former department store from Class E to 17 dwellings (Note: this relates to Folca 1)	Prior approval granted
26/1113/FH	External alterations comprising the replacement & installation of windows, extension & alteration of existing shopfront glazing, installation of Juliet balconies, retention & restoration of existing stained glass windows, installation of conservation-style roof lights, and all associated external works. (Note: this relates to Folca 1)	Approved with conditions
26/1177/FH	Installation of conservation rooflights and an automatic opening vent to the roof. (Note: this relates to Folca 1)	Approved with conditions
26/1212/FH/PA	Application for Prior Approval under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of part of the former department store from commercial, business and service use (Class E) to 21no. dwellings to residential use (Class C3) (Note: this relates to Folca 1)	Prior approval granted

5. Consultation

5.1. No comments have been received from the Ward Members, Councillor Abena Akuffo-Kelly, Councillor Laura Davison and Councillor Liz McShane.

5.2. The consultation responses are summarised below.

Consultees

Folkestone Town Council: No objection stating that the Committee are pleased to see the history and heritage of the Folca building being treated in a sensitive manner.

Environmental Health: No objection stating that the proposed alterations are not expected to result in any unacceptable impact on the amenity of nearby residential properties.

Public/Neighbour Consultation

5.3. 127 neighbours directly consulted. 2 letters of support and 1 letter of objection have been received at the time of writing this report.

5.4. The following issues were raised but are not considered to be material considerations in the determination of this application and have been given no weight in the consideration of this application.

- Concern regarding parking for the GP surgery.

[**CPO Comment:** No change of use is proposed. The use of the upper floors of the building as a GP surgery falls within the existing E Use Class].

5.5. Responses are available in full on the planning file on the Council's website:

<https://www.folkestone-hythe.gov.uk/search-comment-planning-application>

6. Planning Policy

6.1. The Development Plan comprises the Core Strategy Review (2022), the Places and Policies Local Plan (2020), the St Mary in the Marsh Neighbourhood Plan (2019) and the Kent Minerals and Waste Local Plan (2016).

6.2. The relevant development plan policies are as follows:

Places and Policies Local Plan 2020

HB1	-	Quality Places Through Design
HB8	-	Alterations and Extensions to Buildings
HE1	-	Heritage Assets
HE3	-	Local List of Heritage Assets
RL10	-	Shop Fronts, Blinds and Security Shutters
CC2	-	Sustainable Design and Construction

Core Strategy Local Plan (2022)

SS3 - Place Shaping and Sustainable Settlements Strategy

- 6.3. The following are also material considerations to the determination of this application.

Supplementary Planning Guidance/Documents

Kent Design Guide

Relevant design guidance on achieving development that responds appropriately to local character, context, materials, scale and detailing.

Folkestone & Hythe District Heritage Strategy

Provides evidence and guidance for assessing the significance of heritage assets. The Heritage Strategy recognises that many of the district's heritage assets are non-designated and that such assets can make an important contribution to local character and distinctiveness. The Strategy supports the consideration of non-designated heritage assets in development proposals and decision making.

Government Advice

National Planning Policy Framework (NPPF) 2026

The NPPF sets out national policies for plan making and decision making. The policies relevant to this application are as follows:

DM1 – Decision Making: Applications should be determined in accordance with the development plan unless material considerations indicate otherwise, having regard to the relevant national decision making policies.

DM3 – Positive and Proportionate Decision Making: Local Planning Authorities should approach development proposals positively and work proactively to secure acceptable development.

S1 – Achieving Sustainable Development: The planning system should support sustainable development through its economic, social and environmental objectives.

DP3 – Achieving Well Designed Places: Development should function well, be visually attractive, respond to local character and history, maintain a strong sense of place and secure a high standard of amenity.

HE4 – Securing the Conservation of Heritage Assets: Heritage assets should be conserved in a manner appropriate to their significance, including the contribution made by their setting. Proposals should seek to avoid or minimise harm to significance.

HE5 – Assessing Effects on Heritage Assets: Applications affecting heritage assets should be supported by sufficient information to understand the significance of the asset and the likely effects of the proposal on that significance, including any contribution made by setting.

HE6 – Proposals Affecting Designated Heritage Assets: When determining applications affecting designated heritage assets, great weight should be given to their conservation and any harm to significance should be clearly justified and weighed against the public benefits of the proposal.

HE7 – Decisions on Non-Designated Heritage Assets: A balanced judgement should be made having regard to the significance of any non-designated heritage asset affected and the scale of any harm or loss arising from the proposal.

HE9 – Conservation Areas: Development affecting a conservation area should preserve or enhance its significance, character and appearance.

National Planning Policy Guidance (NPPG)

Relevant guidance includes advice on design, the historic environment, natural environment and biodiversity net gain.

7. Appraisal

7.1. In light of the above the main issues for consideration are:

- a) Whether the design and visual impact of the development would be acceptable?
- b) Whether the development would harm heritage assets?
- c) Whether the development would harm neighbouring amenity?

a) Whether the design and visual impact of the development would be acceptable?

- 7.2. The proposed alterations would affect all elevations of Folca 2 but would not materially alter the building's height, footprint, scale or overall massing. On the prominent Sandgate Road elevation, the new entrances would reinstate the historic arrangement associated with the former Bobby's department store and would reflect the proportions and glazed character of the existing central entrance. The proposed canopy would reintroduce a feature historically associated with the building and, together with the refurbished façade and shopfront, artwork panels and other enhancements, would strengthen the visual interest and architectural composition of this principal elevation.
- 7.3. The proposed alterations to the Albion Mews Road and flank elevations would result in some change to the appearance of the building; however, these elevations are less prominent within the wider street scene, and the works have been designed to respect the existing architectural composition. The retention, repair and cleaning of the existing façade treatments, together with the use of matching materials and appropriately proportioned replacement elements, would ensure that the character of these elevations is preserved. Whilst the introduction of accessibility, servicing and ventilation features would be visible, they would not appear incongruous or unduly prominent and would not detract from the overall appearance of the building. Consequently, the proposed works would have an acceptable visual impact.
- 7.4. At roof level, the proposed development would be set back from the principal frontage or positioned toward the northern part of the building. This includes a modest increase in the height of the existing lift overrun together with associated rooftop plant and equipment. Due to their setback, limited scale and the proposed screening, these features would not be visually prominent from surrounding streets and would not compete with the building's principal Art Deco elevations.
- 7.5. The proposal also includes photovoltaic panels, rooflights and roof lanterns at roof level. These elements would be discreetly located within the roof and would have limited visibility from public viewpoints. Owing to their siting, scale and integration within the wider roof, they would not appear visually intrusive or result in harm to the character or appearance of the building or surrounding streetscene.
- 7.6. Overall, I consider that the proposed alterations would respect the building's scale, proportions, established pattern of openings and architectural character. The repair led approach, retention of decorative features, and use of matching materials would preserve the visual integrity of Folca 2, while the refurbished commercial frontage and reinstated entrance positions would strengthen visual interest along Sandgate Road.

- 7.7. Detailed specifications for the replacement shopfront, glazing, doors, canopies, ramps, ventilation equipment, plant screening and external materials are recommended to be secured by condition to ensure consistency in profile, colour and finish. Subject to those controls, the works would improve the appearance and condition of the building, facilitate its long term reuse and would not detract from the visual amenity of the surrounding street scene. The proposal is therefore acceptable in design terms and would comply with Policies HB1, HB8 and RL10 of the Places and Policies Local Plan, Policy SS3 of the Core Strategy and Policy DP3 of the NPPF.

b) Whether the development would harm heritage assets?

- 7.8. Folca 2 is a non-designated heritage asset, the significance of which derives from its architectural character and landmark presence within the town centre. Significant original fabric survives, including the faience clad elevations, decorative detailing, historic shopfront elements and metal framed windows. The building has, however, been vacant for a number of years and some of these elements have deteriorated over time. The repair led approach would retain and restore these features, repair and, where necessary, replace damaged elements on a like-for-like basis and remove unsympathetic alterations.
- 7.9. The proposed canopy, glazed entrances and refurbished commercial frontage would draw on historic elements of the building and preserve the legibility and architectural interest of the principal Sandgate Road elevation. Whilst these alterations would be visible in public views, they have been designed to respond positively to the building's architectural character. More functional alterations to the rear and flank elevations and at roof level, including the modest lift overrun, roof lanterns and PV panels would be located in less prominent positions and would not materially detract from the building's heritage significance.
- 7.10. The proposal would secure the long term conservation and viable reuse of the building, sustaining its significance and preserving its contribution to the setting of the nearby Conservation Area. The buildings distinctive form and architectural detailing would be retained, and the proposed alterations have been designed sensitively to preserve the setting and significance of nearby listed buildings. Accordingly, the proposal would accord with Policies HE1 and HE3 of the Places and Policies Local Plan and Policies HE4, HE6, HE7 and HE9 of the NPPF.

c) Whether the proposal would harm neighbouring amenity?

- 7.11. The proposed works are principally external alterations to an existing commercial building and would not introduce additional built form close to neighbouring residential properties. The replacement rooftop plant and associated screening would occupy the northern part of the roof and, having regard to its position and the surrounding commercial town centre context,

would not be expected to result in unacceptable levels of noise or disturbance.

- 7.12. The new entrances, access arrangements, glazing and ventilation features would relate to the existing commercial use of the building and, given the town centre context, would not result in an unacceptable loss of privacy, outlook or amenity. No new openings are proposed that would materially increase opportunities for overlooking of neighbouring properties. The proposal would therefore not cause material harm to the living conditions of neighbouring occupiers and would comply with Policies HB1 and HB8 of the Places and Policies Local Plan and Policy DP3 of the NPPF.

Environmental Impact Assessment

- 7.13. 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.

Local Finance Considerations

- 7.14. Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Section 70(4) of the Act defines a local finance consideration as a grant or other financial assistance that has been, that will, or that could be provided to a relevant authority by a Minister of the Crown (such as New Homes Bonus payments), or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy. There is no CIL requirement for this development.

Human Rights

- 7.15. In reaching a decision on a planning application the European Convention on Human Rights must be considered. The Convention Rights that are relevant are Article 8 and Article 1 of the first protocol. The proposed course of action is in accordance with domestic law. As the rights in these two articles are qualified, the Council needs to balance the rights of the individual against the interests of society and must be satisfied that any interference with an individual's rights is no more than necessary. Having regard to the previous paragraphs of this report, it is not considered that there is any infringement of the relevant Convention rights.

Public Sector Equality Duty

- 7.16. 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.

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

Working with the applicant

7.18. In accordance with the NPPF, Folkestone and Hythe District Council (F&HDC) takes a positive and creative approach to development proposals focused on solutions. F&HDC works with applicants/agents in a positive and creative manner.

8. CONCLUSION

8.1. The proposed works would provide a package of external repairs and alterations to support the refurbishment and reuse of Folca 2. The scheme would retain and repair features that contribute to the buildings architectural and historic interest, improve the commercial frontage and introduce new doors, windows, rooflights and plant without materially altering the building's established scale, massing or appearance. In addition, the development would improve accessibility and support the long-term sustainable use of the building through energy efficiency improvements and the incorporation of renewable energy technologies. These benefits attract weight in favour of the proposal.

8.2. Subject to conditions securing the detailed design, materials and finishes, the development would improve the appearance and condition of the building, preserve its significance as a non-designated heritage asset and preserve the significance of nearby designated heritage assets and their settings. The development would not result in unacceptable effects on the living conditions of neighbouring occupiers. The proposal therefore accords with Policies HB1, HB8, HE1, HE3 and RL10 of the Places and Policies Local Plan, Policy SS3 of the Core Strategy and the relevant provisions of the NPPF. It is recommended that planning permission is therefore granted, subject to the conditions set out below.

9. BACKGROUND DOCUMENTS

9.1. All papers referred to in this report including the consultation responses set out at Section 5.0 are background documents for the purposes of the Local Government Act 1972 (as amended), are published on the Folkestone &

Hythe District Council (www.folkestone-hythe.gov.uk). Those papers relating specifically to this application may be found on the View applications on line pages under planning application reference 26/1453/FH)

10. RECOMMENDATIONS

That planning permission be granted subject to the conditions set out below 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:

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:

<u>Plan/Drawing Title</u>	<u>Drawing Number</u>	<u>Received</u>
Site location plan	216C-00-001	07/09/2026
Proposed site plan	216C-05-002	02/09/2026
Proposed block plan	216C-05-003	02/09/2026
Proposed basement plan	216C-06-001	02/09/2026
Proposed ground floor plan	216C-06-002	02/09/2026
Proposed first floor plan	216C-06-003 A	15/10/2026
Proposed second floor plan	216C-06-004	02/09/2026
Proposed roof plan	216C-06-005	02/09/2026
Proposed sections	216C-07-001 A	15/10/2026
Proposed Sandgate road façade section	216C-07-010 A	15/10/2026
Proposed street elevations	216C-08-001	15/10/2026
Proposed flank elevations	216C-08-002 A	16/10/2026
Proposed secondary elevations	216C-08-003	02/09/2026

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 works commencing on the refurbishment of the external surfaces of the building, details of the external finishing materials, colours and finishes,

including faience/column repairs/replacement, cladding and tiling to be used on the development hereby permitted shall be 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 the installation of any replacement windows and external doors details of frame profiles shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- elevations of each window and door type at a scale of 1:20;
- sections through frames, glazing bars, cills, heads and jambs at a scale of 1:5;
- details of opening mechanisms;
- materials, finish and colour;
- glazing specifications; and
- details of any trickle vents or other ancillary fittings.

The replacement windows and doors shall be installed in accordance with the approved details.

Reason: To ensure a high quality design is achieved and to safeguard the character and significance of the non-designated heritage asset in accordance with Policies HB1, HB8, HE1, HE3 and RL10 of the Places and Policies Local Plan and the NPPF.

5. Prior to the installation of any rooflights, skylights or roof lanterns, details of the proposed units, including manufacturer's specifications, materials, finish, profile, dimensions, method of installation and any associated upstands or flashings, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance and to protect the significance of the non-designated heritage asset and its setting, in accordance with Policies HB1, HB8, HE1 and HE3 of the Places and Policies Local Plan and the National Planning Policy Framework.

6. Prior to commencement of the shopfront alterations hereby approved, scaled drawings (1:20 and 1:5 sections) of the proposed shopfront glazing, entrance doors, stallrisers, fascia treatment and associated architectural detailing shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the appropriate repair and retention of features that contribute to the significance of the non-designated heritage asset, in accordance with Policies HE1 and HE3 of the Places and Policies Local Plan and the NPPF.

7. Prior to the installation of the front and rear canopies detailed drawings and specifications shall be submitted to and approved in writing by the Local Planning Authority. These shall include details of the material, finish and colour, method of fixing, glazing details and pattern, angle and glazing bars proposed, together with sections through the canopies at a scale of 1:5 or 1:10.

The canopies shall be installed in accordance with the approved details.

Reason: To ensure a high quality design is achieved and to safeguard the character and significance of the non-designated heritage asset in accordance with Policies HB1, HB8, HE1, HE3 and RL10 of the Places and Policies Local Plan and the NPPF.

8. Prior to installation, details including of external ventilation louvres, grills, AOVs, extractor vents etc, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include elevations, sections, dimensions, materials, colour, finish and method of fixing.

Reason: Further details are required to ensure that the external appearance and fine detailing are of an appropriate high quality.

9. Prior to installation, details of rooftop plant, including screening and enclosures, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of all plant equipment, including acoustic information, screening details, dimensions, materials and finishes.

The plant and screening shall thereafter be installed, retained and maintained in accordance with the approved details.

Reason: Further details are required to ensure that the external appearance and fine detailing are of an appropriate high quality and in the interests of the amenity of the area.

10. Prior to the installation of any photovoltaic panels, details of the proposed panels and associated equipment, including their size, siting, appearance, colour, finish, mounting system and projection above the roof surface, shall be submitted to and approved in writing by the Local Planning Authority. The

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

Reason: To ensure a satisfactory appearance and to protect the significance of the non-designated heritage asset and its setting, in accordance with Policies HB1, HB8, HE1 and HE3 of the Places and Policies Local Plan and the National Planning Policy Framework.

11. Prior to the commencement of any repair, restoration or cleaning works to the external fabric of the building, a detailed schedule of repairs and restoration methodology shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in full accordance with the approved schedule and methodology and shall be retained as approved.

Reason: In the interest of preserving the special architectural and historic interest of the building.

12. Prior to installation of the artwork panels, details of the panels, including materials, appearance and methods of fixing shall be submitted to and approved in writing by the Local Planning Authority. The artwork panels shall be installed in accordance with the approved details.

Reason: In the interest of preserving the special architectural and historic interest of the building.

13. Prior to installation of any external lighting, detailed specifications including locations, levels of illumination, colour temperature and hours of operation shall be submitted to and approved by the Local Planning Authority. The external lighting shall be installed and thereafter retained in accordance with the approved details.

Reason: Further details are required to ensure that the external appearance is of an appropriate high quality and in the interests of the amenity of the area.

14. Prior to installation, details of all access ramps and handrails/guardrails, including detailed drawings, materials, finish, colour and methods of fixing shall be submitted to and approved in writing by the Local Planning Authority. The access ramps and associated handrails/guardrails shall be installed in accordance with the approved details.

Reason: Further details are required to ensure that the external appearance and fine detailing are of an appropriate high quality.

Informatives:

1. The applicant is advised that this planning permission does not grant advertisement consent. Separate advertisement consent may be required for the proposed signage depending on its detailed specification and whether it benefits from deemed consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). The applicant should seek confirmation from the Local Planning Authority before displaying any advertisements.
2. The area identified on the approved drawings for artwork does not grant consent for any specific artwork. The display of artwork may require separate planning permission or advertisement consent depending on its size, form and content. The applicant should consult the Local Planning Authority before any artwork is installed.