

A07

L/TH/16/0603

PROPOSAL: Application for Listed Building Consent for the erection of replacement access steps and railings to front elevation

LOCATION: 54A Trinity Square MARGATE Kent CT9 1HT

WARD: Margate Central

AGENT: Mr Alex Johnson

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawing numbered 15121/10A and dated 08 July 2016

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site is on the Western side of Trinity Square and is within a terrace of properties of a similar scale and appearance. Numbers 53 through to 66 are all Listed Buildings. Numbers 53 to 57 are group listed as Grade II buildings. The list description states that this group consists of an early 19th century three storey terraces with basement levels, with steps to the street and area railings.

Number 54 currently displays render to the basement and ground floor with brick facing to the top 2 floors with predominantly single glazed timber sash windows. Together with brick steps upwards to the front door at ground level and steps down to the entrance at basement level, with the original cast iron rails at the front elevation. The property is currently in a relatively poor condition and is undergoing repairs.

RELEVANT PLANNING HISTORY

L/TH/16/0049 - Application for Listed Building consent for replacement roof structure, re-covering of roof with natural slate, repair of windows to front and rear elevations. - Granted

PROPOSED DEVELOPMENT

The application has been amended and now proposes to retain the existing railings and repair them, alongside breaking away the existing concrete steps and recasting them around the existing railings. The replaced concrete steps are proposed to retain and renew the appearance of the original steps.

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of objection have been received.

CONSULTATIONS

Conservation Officer - I accept the breaking of the existing steps and recast using steps incorporating the existing railings.

COMMENTS

The application is brought to Planning Committee, as Thanet District Council is the applicant. The main consideration with regard to the Listed Building consent is to consider the effect of the proposals on the Listed Building.

Impact to the Listed Building

The consideration of the acceptability of the proposal must take into account Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires when 'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 131 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

The amended application, which now seeks to repair and retain the existing cast iron railings to the steps up to the ground floor front door, is considered to adhere to the principles of the Listed Building and Conservation Areas Act 1990 which has special regard for the desirability of preserving and enhancing the original historic fabric and features of the building.

The steps which lead up to the ground floor front entrance are proposed to be carefully demolished to allow for the retention of the railings and recast in the bottom of the uprights, to retain and renew the original appearance of the steps, whilst ensuring structural stability.

The proposed steps material and appearance is proposed to match the original. This is considered to be a very minor alteration which seeks to sustain and preserve the original appearance of the historic asset, together with allowing the retention and repair of the original cast iron railings. As such the proposal is considered to preserve and enhance the significance of the Heritage Asset, in accordance with the National Planning Policy Framework.

Conclusion

It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: L/TH/16/0603

Project 54A Trinity Square MARGATE Kent CT9 1HT

Scale:

