

A08

L/TH/16/0574

PROPOSAL: Application for listed building consent for internal alterations together with installation of flue and window to rear elevation

LOCATION: and other external alterations

3 Addington Street MARGATE Kent CT9 1PN

WARD: Margate Central

AGENT: No agent

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 development hereby approved shall be carried out in accordance with the submitted drawings.

numbered ASM/15/02-G and submitted details entitled Pitched, Roof (Slate and Tile) Supply of Exhaust Vent with Flashing, Included Reducer -Terracotta and Proposed Cast Iron Grille, (for cooker extraction) and received 26 April 2016.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site is a grade II listed building located within the Margate Conservation Area. The property is a three storey terraced house located towards the southern end of Addington Street.

RELEVANT PLANNING HISTORY

L/TH/15/0782 - Granted - Application for Listed Building Consent for tiles to roofslope, zinc guttering and zinc lining to trough gutter through roof

L/TH/15/0772 - Granted - Application for Listed Building Consent for external and internal alterations

L/TH/15/0358 - Granted - Application for listed building consent for the erection of a four storey rear extension following demolition of existing extension together with internal alterations.

F/TH/15/0357 - Granted - Erection of a three storey rear extension following demolition of existing extension.

L/TH/15/0313 - Granted - Application for Listed Building Consent for internal works to lower ground floor.

L/TH/15/0223 - Granted - Application for listed building consent for works to roof.

L/TH/15/0140 - Granted - Application for listed building consent for internal alterations.

L/TH/15/0139 - Granted - Application for listed building consent for installation of render to front elevation.

L/TH/15/0072 - Granted - Retrospective application for Listed Building Consent for removal of plastic and asbestos roof to lower ground and ground floor rear extension.

PROPOSED DEVELOPMENT

The application is for listed building consent for internal alterations, including the installation of a bathroom on the second floor with an extractor fan and the installation of a boiler on the second floor with flue and pipework. A new roof with insulation is to be installed to the ground floor toilet and a replacement single glazed timber window is to be installed in the rear elevation along with a new cooker vent cover.

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted close to the site. No responses have been received.

CONSULTATIONS

Conservation Officer - No Objections

Margate CAAG - No comments received

COMMENTS

This application is brought before Planning Committee as the applicant is an employee of Thanet District Council. The main consideration is the impact upon the designated heritage asset.

Addington Street is a long residential road in Margate characterised by a variety of different properties. 3 Addington Street is three storey dwelling that is part of a terrace towards the southern end of the road.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 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 NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

A new bathroom is to be installed on the second floor in lieu of the third bedroom, the building did not originally have an internal bathroom. Currently there is an extant listed building consent to demolish the existing external bathroom; this bathroom has been significantly damaged in the time that the property was vacant. The location of a bathroom on the second floor is a more practical location for a family home. For the new bathroom to meet building regulations an extractor fan needs to be installed. The external vent for the extractor will be installed in the front roof slope so that it is concealed from view by the existing parapet wall.

A new boiler is to be installed on the second floor landing at the rear of the property with a black flue exiting horizontally to the rear elevation. New soil and rainwater pipework will be installed on the rear elevation constructed from black cast iron or aluminium.

The ground floor toilet will be reinsulated on the inside and the roof replaced with grey fibreglass. The insulation will make no changes to the external appearance of the property and the fibreglass roof will have the appearance of lead. This area currently has permission to be demolished, however these alterations are required to make this part of the property watertight and usable in the interim.

A new single glazed timber window will be installed in the rear elevation of the kitchen where a door has been previously blocked up. Above this new window a cast iron grill will be installed for the cooker vent.

The conservation officer raises no objections to the proposed development.

Overall it is considered that these works will have a limited visibility from the street scene and are sympathetic to the listed building and will therefore not have a significant impact upon the character and appearance of the area or the listed building, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

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

Case Officer
Duncan Fitt

TITLE: L/TH/16/0574

Project 3 Addington Street MARGATE Kent CT9 1PN

Scale:

