

**A02**

**L/TH/16/0462**

**PROPOSAL:** Application for Listed Building Consent for external alterations

**LOCATION:** 1A, 1B, 12, 14 & 15 Coastguard Cottages Victoria Parade  
RAMSGATE Kent CT11 8DU

**WARD:** Sir Moses Montefiore

**AGENT:** Mr B Patel

**APPLICANT:** Mr B Porter

**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.

**GROUND:**

To secure the proper development of the area.

3 All rainwater goods installed shall be constructed of cast iron or aluminium.

**GROUND:**

To safeguard the special character and appearance of the listed building in accordance with advice contained within the National Planning Policy Framework.

4 Prior to commencement of development hereby approved, a sample panel of the brick/stone to be used for the repair of the external surfaces of the building shall be constructed in accordance with a sample panel prepared on site for the inspection and written approval of the Local Planning Authority. The sample panel shall be at least 1m x 1m and show the proposed material, pointing mortar mix and finish profile of the re pointing technique to be used in the approved scheme.

**GROUND:**

To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

5 The replacement tiles shall be reclaimed Welsh slate.

**GROUND:**

To ensure that the materials are in keeping with the Listed Building in accordance with the principles of the NPPF.

6 Prior to the commencement of the development a detailed schedule of those windows to be repaired shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall detail the proposed method of repair and no windows shall be repaired unless otherwise in accordance with the approved schedule.

**GROUND:**

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

7 Prior to installation of any new external joinery details of the paint/stain colour scheme to be used shall be submitted and approved in writing by the Local Planning Authority prior to its application.

**GROUND:**

To ensure that such details are in keeping with the Listed Building in accordance with the principles of the NPPF.

**INFORMATIVES**

Any other works, the need for which becomes apparent as alterations proceed, are not covered by this consent and details must be submitted to the Council as Local Planning Authority and approved before work continues.

The existing slate tiles will be re-used in the development where possible.

**SITE, LOCATION AND DESCRIPTION**

Coastguard Cottages are Grade II listed (listed on the 04/02/88), which are located on the northern side of Victoria Parade, Ramsgate. The Historic England list description dates the buildings as 1865, and this application relates to five of these dwellings within the northern and southern wings. The wider buildings form a horseshoe around a central green, which they over-look. The site is enclosed on the two road frontages by a decorative brick wall. The buildings are constructed in red brick with a slate roof, decorative string course and quoins and are at a higher level to Victoria Parade.

To the south of the site is the Comfort Inn (formerly the San Clu Hotel).

The site is also within the confines of the Ramsgate Conservation Area.

**RELEVANT PLANNING HISTORY**

## 1B Coastguard Cottages

L/TH/07/0461 Listed building consent for internal alterations including replacement of mezzanine floor and staircase, additional mezzanine floors and staircase. Granted 21/05/07  
L/TH/05/1351 Retention of raised timber decking area and timber shed to rear in accordance with the Provisions of Section 8 (3) Refused 20/12/05

No other relevant planning history for 1A, 12, 14 and 15 Coastguard Cottages.

## PROPOSED DEVELOPMENT

The application seeks listed building consent to repair and restore the brick and stone work elevations by replacing individual eroded bricks, repairing the facing to the stonework and repointing all elevations in appropriate materials. Additionally all roof coverings and rainwater goods are being replaced and the exterior joinery repaired and redecorated.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan (2006) Saved Policies**

D1 - Design Principles

## NOTIFICATIONS

**ONE** letter of support has been received.

## CONSULTATIONS

### **Conservation Officer: NO OBJECTION**

- o If possible would recommend the re-use of existing Welsh slates as much as possible to retain the historic fabric. Striping of the slates should be carried out carefully to ensure that all sound existing slates remain undamaged so that they may be sorted ready for re-use. Total replacement should be a last resort.
- o The application of stonework repairs using the Rowland premix should only be used sparingly, in the spirit of "dentistry", for the repairing of relatively small eroded parts which may hold water. A sample panel of the stonework repair shall be provided on site showing the proposed colour and texture face-bond.
- o The method, pointing mortar mix and finish profile of the re-pointing should be approved. Request for sample panel on site.

## COMMENTS

This application is brought to the 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'.

The National Planning Policy Framework (NPPF) identifies protection and enhancement of the historic environment as an important element of sustainable development. It also states that the significance of listed buildings can be harmed by alteration to them and that where a proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 134).

Paragraph 128 of the Framework requires the submission of a Heritage Statement, or any other means of describing the significance of the heritage asset, including any contribution made by their setting. The Heritage Statement should be of a level of detail proportionate to the asset's importance. A Heritage Statement has been submitted with the application.

The proposed work has been justified within the submitted information and the Council is satisfied that the work proposed is necessary.

The proposal seeks to largely repair and restore the exterior of the building where it has deteriorated, which is to be welcomed as it will benefit both the fabric and appearance of the buildings and will therefore enhance their significance. It is essential to ensure the level of intervention is commensurate with the degree of damage to the structure. It is therefore recommended that an informative is added to any approval to ensure that existing roof tiles are re-used where appropriate. It is considered that appropriately worded conditions; including mortar mix and sample area of pointing, sample panel of replacement reclaimed brick and stone work, precise joinery repair details, and securing cast iron rainwater goods will safeguard the details of the scheme.

The Conservation Officer has confirmed he has no objection to the proposal.

## **Conclusion**

The proposal ensures that the integrity of the listed building is maintained. Any harm to significance is considered to be less than substantial and is outweighed by the benefits of keeping the building in ongoing and viable use. It is therefore recommended that listed building consent be approved.

## **Case Officer**

Gill Richardson

TITLE: L/TH/16/0462

Project 1A, 1B, 12, 14 & 15 Coastguard Cottages Victoria Parade RAMSGATE Kent CT11 8DU

Scale:

