

**A07**

**L/TH/16/0889**

**PROPOSAL:** Application for Listed Building Consent for repair works to Menagerie Cages 1, 2 and 3, and Gardeners Cottage

**LOCATION:** Amusement Park Dreamland Marine Terrace MARGATE Kent

**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 Prior to commencement of works, a sample panel of repointing, showing mortar mix, profile and finish, shall be agreed in writing by the Local Planning Authority and the repointing hereby approved carried out in accordance with that agreed detail.

**Ground:**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the building as a Listed Building in accordance with advice contained within the NPPF.

3 Prior to commencement of the development hereby approved, detailed method statements of the repair works to be undertaken shall be submitted to and approved in writing by the Local Planning Authority.

**Ground:**

To preserve the integrity and character of the listed building in accordance with advice contained within the NPPF.

4 Prior to commencement of the development hereby approved, a sample of the grouting to be used accompanied by the results and evaluation of in situ testing to inform the justification of the selected grouting, should be submitted to and approved in writing by the Local Planning Authority.

Ground:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the building as a Listed Building in accordance with advice contained within the NPPF.

### SITE, LOCATION AND DESCRIPTION

The Menagerie Cages and Gardeners Cottage are situated in the south west corner of the Dreamland Heritage Amusement Park in Margate. Following the Scenic Railway fire in April 2008, Thanet District Council served an Urgent Works Notice under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requiring the owners, the Margate own Centre Regeneration Company, to secure the site. During removal of ivy from the boundary wall, the remaining 1870s structures were exposed. Thanet District Council served a building preservation notice protecting the structures from demolition and this was upheld by the Secretary of State who listed the buildings in February 2009.

The Historic England listing details the remains of the menagerie enclosures and cages at Dreamland as being very rare, especially the early animal cages. Margate is a very significant seaside resort, and Dreamland was its principal attraction (after the seaside). This survival from the complex's early years is an important reminder of the resort's history, and of the evolution of mass leisure. The wall and attachments are considered to have group value with the Grade II\* listed Dreamland Cinema, and the Grade II listed Scenic Railway.

The wall and attachments formed the western perimeter of the noted Margate pleasure grounds of 'the Hall by the Sea', taken over in 1874 by 'Lord' George Sanger (1827-1911), a noted travelling circus manager. It was one of the principal attractions at South-East England's leading seaside resort. The grounds included a menagerie, and featured a lion-tamer.

Sanger retired in 1905, and the menagerie was re-opened in 1913: lions and bears are recorded as having occupied the cages. 'Dreamland' was the post-WW1 reconfiguration of the pleasure grounds, undertaken by John Henry Iles during the 1920s and early 1930s, including a re-presentation of the zoo, which closed in the 1950s.

The menagerie cages and gothic walls on the western and southern boundaries date from 1874 (with later alterations) and are Grade II Listed.

### RELEVANT PLANNING HISTORY

There is extensive site history for other development within the park, which does not directly relate to the listed cages and boundary wall.

### PROPOSED DEVELOPMENT

The proposed development is for listed building consent for repair works to the Menagerie Cages 1, 2 and 3 and Gardeners Cottage. The proposed works include pinning together the

two layers of the structure, pressure grouting the voids, rebuilding some Burr brick areas, repointing, replacing roof structures and coverings and replacing corroded cage bars.

## DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (saved policies)

D1 - Design

T8 - Dreamland

## NOTIFICATIONS

Letters have been sent to neighbouring properties, a site notice has been posted and an advert has been placed in the local newspaper. No responses have been received.

## CONSULTATIONS

Conservation Officer - Supports the restoration proposals and raises no objection. Care should be taken on the selection of the grout which should be compatible in mechanical strength with the original materials. If possible tests should be done in situ for evaluation before further grouting is carried out.

Historic England - Raise no objection and consider the scope of works has been refined over a number of years of discussion with Historic England and are content for listed building consent to be granted, subject to a condition requiring a sample panel of repointing to be agreed in advance of works commencing.

## COMMENTS

The application is reported to planning committee because the applicant is Thanet District Council.

The main issue for members to consider is the impact of the proposed works on the listed cages in the context of the overall setting of the structures within Dreamland, to include the Grade II listed Scenic Railway and any potential impact on the Grade II\* listed Cinema.

### Impact on Listed Building

The cages and boundary wall are listed and located within the Margate Seafront Conservation Area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when 'considering whether to grant planning permission for development which affects a listed building or its setting, 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 proposed works will stabilise and preserve the historic and architectural features of the buildings that contribute to its significance, in line with the National Planning Policy Framework. Specific conditions have been requested regarding repointing and grouting by the Conservation Officer and Historic England and these conditions would safeguard the specific traditional materials that should be utilised. Method statements will also be required to fully detail the works to be undertaken. The restoration of these grade II listed structures will enhance the character and appearance of the Margate Seafront Conservation Area with a positive impact on the Dreamland site to include the Grade II listed Scenic Railway and Grade II\* listed Dreamland Cinema overall.

## CONCLUSION

The repair works will stabilise and protect the listed Menagerie cages and Gardeners Cottage. The drawings and schedule have been compiled by engineers who specialise in works to historic structures. The repair of the structures will be a positive improvement and add to the character and appearance of the Heritage Amusement Park and listed buildings within.

The imposition of safeguarding conditions will ensure that the works to the listed buildings are appropriate and suitable materials used. It is therefore recommended to Members that this application be approved subject to safeguarding conditions.

Lauren Hemsley  
Case Officer

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Lauren Hemsley

TITLE: L/TH/16/0889

Project Amusement Park Dreamland Marine Terrace MARGATE Kent

Scale:

