



GROUND:

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

6 Prior to any work commencing on the windows 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/repair 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.

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

1A, 1B, 12, 14 and 15 Coastguard Cottages

L/TH/16/0462 Application for Listed Building Consent for external alterations Granted 18/08/16

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

## 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 due to the conditioning of the roof covering, the existing slates are to be replaced in total by new Cwt-y-Bugail Welsh Slate, rainwater goods are also being replaced and the exterior joinery repaired and redecorated.

## DEVELOPMENT PLAN POLICIES

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

D1 - Design Principles

## NOTIFICATIONS

No third party representations received.

## CONSULTATIONS

**Conservation Officer:** No objection to replacement of the roof with new Cwt-y-Bugail Welsh Slate. It is a natural slate and would not adversely affect the special interest of the listed buildings.

## 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.

This proposal largely replicates the application determined last year by the planning Committee; planning reference L/TH/16/0462, however now the roof covering will be totally replaced with new Cwt-y-Bugail Welsh Slate, which is still a natural slate. It was previously considered that the proposed work had been justified within the submitted information, furthermore no objection is raised from the Conservation Officer in regard to the proposed re-slating, and the Council is satisfied that the work proposed is necessary and will enhance the significance of the buildings. Conditions are recommended in-line with the earlier approval, with revised wording in terms of roof covering materials (condition 5). A sample panel has already been agreed and therefore this condition will also require some modification.

### **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/16/1678

Project 1a, 1b, 12, 14 And 15 Coastguard Cottages Victoria Parade RAMSGATE  
Kent

Scale:



