

**A04**

**L/TH/17/0135**

PROPOSAL: Application for Listed Building Consent for replacement railings to front

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 PL.501 Rev B and dated 13 February 2017

**GROUND:**

To secure the proper development of the area.

**SITE, LOCATION AND DESCRIPTION**

This application is for 54A Trinity Square which is a Grade II listed building located within the Margate Conservation Area. The application site is on the Western side of Trinity Square and is within a terrace of properties of a similar scale and appearance. Number 54 forms part of the listing for Nos 53-57 Trinity Square. The property has undergone repair works previously approved by planning consent L/TH/16/0049 and displays render to the basement and ground floor with brick facing to the top 2 floors with predominantly single glazed timber sash windows. New steps have been cast from the ground floor level to the street.

**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,

replacement doors with timber doors to front and rear, repainting to front elevation together with internal alterations. (Granted 22/04/2016)

L/TH/16/0603 - Application for Listed Building Consent for the erection of replacement access steps and railings to front elevation. (Granted 21/07/2016)

### PROPOSED DEVELOPMENT

This listed building application relates to the replacement of the railings to the front of the property which are specifically mentioned within the listing. The proposal seeks to refurbish and reuse the existing railings where possible. The previous planning consent proposed for the existing railings to be kept in place and new steps cast around them, however, following commencement of works to break away the steps approved by planning consent L/TH/16/0603, the railings were found to be heavily corroded. This listed building consent therefore seeks to retain as much of the existing railing as possible and install replacement bars like for like, to bars that are beyond repair and then the railings will be cast into the steps.

### 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 - No objection to revised proposal and design of the railings.

### COMMENTS

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

The main issue for members to consider is the impact of the proposed works on 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 the heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

This amended application, seeks to repair and retain the existing cast iron railings to the steps up to the ground floor front door where possible and replace those which are beyond repair with a like for like replacement, the railings will then be re-cast into the steps. The

intention as approved by L/TH/16/0603 had been to retain the railings, but when work commenced to remove the steps which were approved to be recast, the railings were found to be heavily corroded. It is considered the proposals will still 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. As such the proposal is considered to preserve and enhance the significance of the Heritage Asset, in accordance with the National Planning Policy Framework.

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

**Case Officer**

Lauren Hemsley

TITLE:

L/TH/17/0135

Project

54A Trinity Square MARGATE Kent CT9 1HT

Scale:

