

Date: 10 June 2019
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PLANNING COMMITTEE

19 JUNE 2019

A meeting of the Planning Committee will be held at **7.00 pm on Wednesday, 19 June 2019** in the Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Membership:

Councillor Tomlinson (Chairman); Councillors: Coleman-Cooke (Vice-Chairman), Albon, Bayford, Dennis, Duckworth, Garner, Hart, Hopkinson, Huxley, Keen, Stevens, Taylor and Towing

AGENDA

Item
No

Subject

1. **APOLOGIES FOR ABSENCE**

2. **DECLARATIONS OF INTEREST** (Pages 3 - 4)

To receive any declarations of interest. Members are advised to consider the advice contained within the Declaration of Interest advice attached to this Agenda. If a Member declares an interest, they should complete the [Declaration of Interest Form](#)

3. **MINUTES OF PREVIOUS MEETING** (Pages 5 - 12)

To approve the Minutes of the Planning Committee meeting held on 17 April 2019, copy attached.

4. **SCHEDULE OF PLANNING APPLICATIONS** (Pages 13 - 16)

To consider the report of the Director of Community Services, copy attached for Members of the Committee.

Note: Copies of correspondence relating to applications received will be available for members' perusal in the Members' Room from 5.00pm on the Friday before the meeting until the date of the meeting.

For Approval

4a **A01 F/TH/19/0223 - STORE REAR OF FORMER STABLE BLOCK, HARTSDOWN PARK, MARGATE** (Pages 17 - 22)

Item
No

Subject

- 4b **A02 - FH/TH/19/0358 - 52A INGOLDSBY ROAD, BIRCHINGTON** (Pages 23 - 28)
- 4c **A03 L/TH/19/0331 - DICKENS HOUSE, 2 VICTORIA PARADE, BROADSTAIRS** (Pages 29 - 32)
- For Refusal**
- 4d **R04 - A/TH/18/1687 - FIRST AND SECOND FLOORS 6 - 7 CECIL SQUARE, MARGATE** (Pages 33 - 38)
- 4e **R05 L/TH/18/1686 - FIRST AND SECOND FLOORS 6 - 7 CECIL SQUARE, MARGATE** (Pages 39 - 44)
- 4f **R06 - FH/TH/19/0121 - 1 COLEMANS STAIRS ROAD, BIRCHINGTON** (Pages 45 - 50)
5. **NM/TH/19/0293 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION F/TH/18/0265 – 19-21 WARWICK ROAD, MARGATE** (Pages 51 - 54)



Please scan this barcode for an electronic copy of this agenda.

THANET DISTRICT COUNCIL DECLARATIONS OF INTEREST

Do I have a Disclosable Pecuniary Interest and if so what action should I take?

Your Disclosable Pecuniary Interests (DPI) are those interests that are, or should be, listed on your Register of Interest Form.

If you are at a meeting and the subject relating to one of your DPIs is to be discussed, in so far as you are aware of the DPI, you **must** declare the existence **and** explain the nature of the DPI during the declarations of interest agenda item, at the commencement of the item under discussion, or when the interest has become apparent

Once you have declared that you have a DPI (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote on the matter;
2. Withdraw from the meeting room during the consideration of the matter;
3. Not seek to improperly influence the decision on the matter.
4. **Complete the declaration of interest form and submit it to Democratic Services.**

Do I have a significant interest and if so what action should I take?

A significant interest is an interest (other than a DPI or an interest in an Authority Function) which:

1. Affects the financial position of yourself and/or an associated person; or Relates to the determination of your application for any approval, consent, licence, permission or registration made by, or on your behalf of, you and/or an associated person;
2. And which, in either case, a member of the public with knowledge of the relevant facts would reasonably regard as being so significant that it is likely to prejudice your judgment of the public interest.

An associated person is defined as:

- A family member or any other person with whom you have a close association, including your spouse, civil partner, or somebody with whom you are living as a husband or wife, or as if you are civil partners; or
- Any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors; or
- Any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000;
- Any body of which you are in a position of general control or management and to which you are appointed or nominated by the Authority; or
- any body in respect of which you are in a position of general control or management and which:
 - exercises functions of a public nature; or
 - is directed to charitable purposes; or
 - has as its principal purpose or one of its principal purposes the influence of public opinion or policy (including any political party or trade union)

An Authority Function is defined as: -

- Housing - where you are a tenant of the Council provided that those functions do not relate particularly to your tenancy or lease; or
- Any allowance, payment or indemnity given to members of the Council;
- Any ceremonial honour given to members of the Council
- Setting the Council Tax or a precept under the Local Government Finance Act 1992

If you are at a meeting and you think that you have a significant interest then you **must** declare the existence **and** nature of the significant interest at the commencement of the

matter, or when the interest has become apparent, or the declarations of interest agenda item.

Once you have declared that you have a significant interest (unless you have been granted a dispensation by the Standards Committee or the Monitoring Officer, for which you will have applied to the Monitoring Officer prior to the meeting) you **must**:-

1. Not speak or vote (unless the public have speaking rights, or you are present to make representations, answer questions or to give evidence relating to the business being discussed in which case you can speak only)
2. Withdraw from the meeting during consideration of the matter or immediately after speaking.
3. Not seek to improperly influence the decision.
4. **Complete the declaration of interest form and submit it to Democratic Services.**

Gifts, Benefits and Hospitality

Councillors must declare at meetings any gift, benefit or hospitality with an estimated value (or cumulative value if a series of gifts etc.) of £25 or more. You **must**, at the commencement of the meeting or when the interest becomes apparent, disclose the existence and nature of the gift, benefit or hospitality, the identity of the donor and how the business under consideration relates to that person or body. However you can stay in the meeting unless it constitutes a significant interest, in which case it should be declared as outlined above.

What if I am unsure?

If you are in any doubt, Members are strongly advised to seek advice from the Monitoring Officer or the Committee Services Manager well in advance of the meeting.

Public Document Pack Agenda Item 3

Planning Committee

Minutes of the meeting held on 17 April 2019 at 7.00 pm in Council Chamber, Council Offices, Cecil Street, Margate, Kent.

Present: Councillor Bob Grove (Chairman); Councillors Messenger, Ashbee, Buckley, K Coleman-Cooke, Connor, Edwards, Evans, Matterface, D Saunders, Taylor and Tomlinson

In

Attendance: Councillors M Saunders, Shonk and Wright

448. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Fairbrass and Fenner.

449. DECLARATIONS OF INTEREST

There were no declarations of interest.

450. MINUTES OF PREVIOUS MEETING

The Vice Chairman proposed, Councillor Taylor seconded and Members AGREED that the minutes of the Planning Committee held on 20 March 2019 be approved and signed by the Chairman.

451. SITE VISIT

452. OL/TH/18/1348 - LAND ADJACENT POUCES, MANSTON ROAD, MINSTER

PROPOSAL: Outline Application for the erection of 5no. dwellings including layout and scale

It was proposed by the Chairman and seconded by Vice Chairman:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be REFUSED for the following reason:

1 The proposed development, by virtue of its location, would result in a loss of openness and creation of an inappropriate form of residential development along Manston Road, unrelated to existing built development and appearing obtrusive and incongruous within the open countryside, significantly harmful upon the intrinsic open rural character and beauty of the countryside contrary to Thanet Local Plan Policies D1, CC1 and CC2 and paragraphs 11, 127, 170 of the National Planning Policy Framework.

2 The proposed development, represents uncharacteristic frontage development along Manston Road, which is isolated in its appearance and appears out of keeping with the

surrounding pattern of development, thereby failing to respond to the rural character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 170 of the National Planning Policy Framework.

3 The proposed development will result in additional pressure on the Thanet Coast and Sandwich Bay Special Protection Area (SPA), and Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest (SSSI), and in the absence of an acceptable form of mitigation to relieve the pressure, the proposed development would be contrary to paragraphs 176 and 177 of the National Planning Policy Framework.”

Further to debate, the motion was put to the vote and declared LOST.

Then, it was proposed by the Vice Chairman and seconded by Councillor D Saunders:

“THAT the application be deferred and delegated to officers for approval subject to the receipt of a legal obligation securing the SAMM contribution and safeguarding conditions including archaeology, highways, a restriction on the height of the dwellings to two storey and the retention and provision of a landscape buffer to the western and southern boundary of the site, as the development would not result in landscape harm to the countryside.”

Upon being put to the vote, the motion was declared CARRIED.

453. SCHEDULE OF PLANNING APPLICATIONS

The Planning Applications Manager reported to the Planning Committee:

For agenda item D05 for Garages At Kingston Close, Ramsgate, there is an error in the calculation for the contribution to the Strategic Access Management and Monitoring Plan. The development comprises 8No. 3 bedroom dwellings and 1No. 4 bedroom dwelling and therefore the required contribution should be £3922 (£424 per three bedroom dwelling and £530 per four bedroom dwelling). Should members decide to grant planning permission for the proposed development, this contribution would be secured by the planning department prior to the determination of the application. The officer recommendation for the application to defer for approval subject to conditions is therefore updated to reflect the revised contribution.

454. A01 - F/TH/19/0256 - MOUNT LAVINA, 195 CANTERBURY ROAD, BIRCHINGTON

PROPOSAL: Erection of additional garage to end of existing garage block

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 001, 003, 004, and 006

GROUND;

To secure the proper development of the area.”

455. A02 - F/TH/19/0100 - PLOT 5 YOUNGS NURSERY, ARUNDEL ROAD, RAMSGATE

PROPOSAL: Erection of detached chalet bungalow with associated parking

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 569 and 569-1, received 16 March 2019.

GROUND;

To secure the proper development of the area.

3 Prior to the commencement of the development hereby approved, the applicant, or their agents or successors in title, shall secure the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

GROUND;

To ensure that features of archaeological interest are properly examined and recorded in accordance with the advice contained within the National Planning Policy Framework.

4 The area shown on the approved plan numbered 569-1 for vehicle parking and manoeuvring areas, shall be kept available for such use at all times and such land and access thereto shall be provided prior to the first occupation of the dwelling hereby permitted.

GROUND;

Development without adequate provision for the parking or turning of vehicles is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first occupation; of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

GROUND;

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan

6 Prior to the construction of the external surfaces of the development hereby approved of the materials to be used shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved.

GROUND;

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

7 No further extensions, whether approved by class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out without the prior permission in writing of the Local Planning Authority.

GROUND;

To ensure a satisfactory external treatment and in the interests of the visual amenities of the locality in accordance with Policy D1 of the Thanet Local Plan.

8 Prior to works commencing on site the areas of vegetation and rubble piles must be cleared under a watching brief of an experienced ecologist. The works must be carried out between April and September and if any species are found they must be moved to an area of retained habitat.

GROUND;

In order to safeguard protected species that may be present, in accordance with the National Planning Policy Framework.”

456. A03 - FH/TH/19/0191 - 54 FITZROY AVENUE, BROADSTAIRS

PROPOSAL: Retrospective application for the erection of a single storey rear extension

It was proposed by the Chairman, seconded by the Vice Chairman and
RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered labelled 'PROPOSED DETAILED PLANS FOR A REAR FACE SINGLE, STOREY EXTENSION AT 54, FITZROY AVENUE, KINGSGATE, KENT', received 12/03/2019.

GROUND;

To secure the proper development of the area.”

457. A04 - F/TH/19/0179 - GARAGES AT KINGSTON CLOSE, RAMSGATE

PROPOSAL: Change of use of land and relocation of pathway to provide 3no car parking spaces

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘That the application be APPROVED subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawing numbered 02, Rev A, received 20/03/2019.

GROUND;

To secure the proper development of the area.”

458. D05 - F/TH/19/0178 - GARAGES AT KINGSTON CLOSE, RAMSGATE

PROPOSAL: Variation of condition 6 of planning permission for erection of 9No. dwellings and associated parking following demolition of existing garages to allow alteration to materials.

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘To DEFER & DELEGATE for approval to officers subject the following conditions:

1 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 32 Rev E, 33 Rev D, 34 Rev D, 35 Rev D, 36 Rev D, 37 Rev D, 38 Rev E, received 26 January 2017 and 41 Rev A received 27 January 2017.

GROUND:

To secure the proper development of the area.

2 The development hereby permitted shall be completed in accordance public sewer diversion plan numbered 14765/09 approved 14 March 2019.

GROUND:

To prevent pollution in accordance with the National Planning Policy Framework.

3 Prior to the first occupation or use of the development, the area shown on the deposited plan for the parking and manoeuvring of vehicles shall be operational prior to any part of the development hereby approved being brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interests of highway safety.

4 Prior to the first occupation of the development hereby permitted, the Turning Head shown on drawing number 41 Rev A received 27 November 2016 for the manoeuvring of vehicles shall be brought into use. The area agreed shall thereafter be maintained for that purpose.

GROUND:

In the interest of highway safety.

5 The proposed development shall be constructed with Ibstock Southwark Multi Stock Bricks, and Ibstock Alford Red Bricks for detail, Through colour render smooth finish BS4800: 10 C 33 Vanilla, Monier/Redland concrete interlocking roof tiles Landmark Double Pantile Brown Brindle 44 in accordance with the schedule of materials titled Kingston Close Development received 13 February 2019.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

6 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 38 Rev E and the submitted material details outlined in the 'Kingston Close Development' document received 26 January 2017.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

7 All hard and soft landscape works shall be carried out prior to the occupation of any part of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased,

shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan.

8 The development hereby permitted shall be completed in accordance with the boundary wall details plan numbered 07 approved 14 March 2019.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.”

459. D06 - F/TH/19/0177 - GARAGES ADJACENT TO 82 TO 90 CHICHESTER ROAD, RAMSGATE

PROPOSAL: Variation of condition 6 of planning permission F/TH/16/1703 for erection of 3No. dwellings to allow for alterations to materials

It was proposed by the Chairman, seconded by the Vice Chairman and RESOLVED:

“THAT the officer’s recommendation be adopted, namely:

‘To DEFER & DELEGATE for approval to officers subject the following conditions:

1 The development hereby approved shall be carried out in accordance with the amended plans numbered 21 Rev C and 22 Rev B received 25 January 2017 and the submitted plan numbered 20 Rev B received 14 December 2016.

GROUND:

To secure the proper development of the area.

2 The offsite highway works which include the stopping up of the existing bell-mouth vehicular access, the provision of new dropped kerbs and the reinstatement of footpaths shall be carried out concurrently with the development and shall be completed prior to the first occupation of the development hereby approved.

GROUND:

In the interest of highway safety.

3 The areas shown on plan number 22 Rev B for the parking and manoeuvring of vehicles shall be operational prior to the first occupation of the development hereby approved and shall be thereafter maintained for that purpose.

GROUND:

In the interest of Highway Safety.

4 All hard and soft landscape works shall be carried out in accordance with the approved details as shown on the approved plan numbered 22 Rev B received 25 January 2017 and the

submitted material details outlined in the 'Chichester Road Development' document received 14 December 2016. The works shall be carried out prior to the first occupation of the development, or in accordance with a programme of works to be agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives any written consent to any variation.

GROUND:

In the interests of the visual amenities of the area in accordance with Policies D1 and D2 of the Thanet Local Plan and in the interests of highway safety.

5 The development shall be carried out in accordance with the submitted details of materials outlined in the 'Chichester Road Development' Document received 13 February 2019 which include: Ibstock Coleridge Yellow Multi Bricks, Ibstock Alford Red Bricks, Creamy White Render BS 4800 : 10 B 15, Monier/Redland Concrete interlocking roof tiles Landmark Double Pantile, colour: Brown Brindle 44, 600 x 600mm Marshalls Regent Paving colour: Buff and Marshalls Drivesett Tegula Priora Permeable Block Paving, colour: Traditional. The materials hereby approved shall be used on the areas identified in the approved plans numbered 20 Rev B received 14 December 2016 and 21 Rev C and 22 Rev B received 25 January 2017.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan.

6 All first floor side elevation windows shall be provided and maintained with obscure glazing and shall be non-opening up to a height of 1.7m above internal finished floor level.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.”

Meeting concluded : 7.30pm

THANET DISTRICT COUNCIL

PLANNING COMMITTEE

19 June 2019

BACKGROUND PAPERS TO SCHEDULE OF APPLICATIONS

The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 (as amended)

(A) Standard Reference Documents - (available for inspection at the Council offices)

1. Thanet District Council Local Plan saved policies
2. Cliftonville Development Plan Document
3. Government Circulars and the National Planning Policy Framework issued by the Department of Communities and Local Government.

(B) Register of Applications for Planning Permission (Article 40 of the Town and Country Planning (Development Management Procedure) (England) Order 2015))

(Copy of applications together with accompanying plans or drawings are available for inspection at the Council offices)

(C) Background Papers in relation to specific reports in the Schedule of Planning Applications

(Copies of background papers and any appeal decisions referred to are available for inspection at the Council offices and via the Council's website)

I certify that the above items are not exempt information.

(D) Exempt information in accordance with paragraph of Schedule 12 (A) of the Local Government Act 1972.

N/A

I certify that the above items are exempt information.

Prepared by: IAIN LIVINGSTONE



SIGNED:.

Proper Officer

DATE:11 June 2019

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF CORPORATE RESOURCES

PART A

TO: THE PLANNING COMMITTEE

DATE: 19 June 2019

Application Number	Address and Details	Recommendation
A01 F/TH/19/0223	<p>Store Rear Of Former Stable Block Hartsdown Park Margate Kent CT9 5TJ</p> <p>Change of use of existing storage building to coffee shop (use class A1), and installation of timber bi-folding doors behind existing refurbished stable doors in north-east elevation Ward: Garlinge</p>	Approve
A02 FH/TH/19/0358	<p>52A Ingoldsby Road BIRCHINGTON Kent CT7 9PJ</p> <p>Erection of a single storey side extension and first floor rear extension following demolition of existing garage together with extension of vehicular access and hardstanding. Ward: Birchington North</p>	Approve
A03 L/TH/19/0331	<p>Dickens House 2 Victoria Parade BROADSTAIRS Kent CT10 1QS</p> <p>Application for Listed Building Consent for the installation of steel support to the basement Ward: Viking</p>	Approve

THANET DISTRICT COUNCIL

REPORT OF THE DIRECTOR OF CORPORATE RESOURCES

PART B

TO: THE PLANNING COMMITTEE

DATE: 19 June 2019

Application Number	Address and Details	Recommendation
R04 A/TH/18/1687	<p>First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD</p> <p>Retrospective application for the erection and display of 1no. non-illuminated fascia sign Ward: Margate Central</p>	Refuse Permission
R05 L/TH/18/1686	<p>First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD</p> <p>Retrospective application for Listed Building Consent for the erection and display of 1no. non-illuminated fascia sign to front elevation Ward: Margate Central</p>	Refuse Permission
R06 FH/TH/19/0121	<p>1 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ</p> <p>Erection of a two storey front and side extension Ward: Birchington North</p>	Refuse Permission

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A01 **F/TH/19/0223**

PROPOSAL: Change of use of existing storage building to coffee shop (use class A1), and installation of timber bi-folding doors behind

LOCATION: existing refurbished stable doors in north-east elevation

Store Rear Of Former Stable Block Hartsdown Park Margate Kent CT9 5TJ

WARD: Garlinge

AGENT: Mr Ian Horswell

APPLICANT: Mr Sam Berry

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

- 2 The proposed development shall be carried out in accordance with the submitted application as amended by the revised drawings numbered 02 Rev B dated 22nd March 2019

GROUND;

To secure the proper development of the area.

- 3 The existing timber stable doors shall be retained in accordance with the approved plan numbered 02 Rev B, received 22nd March 2019, and the agent's correspondence received 22 March 2019.

GROUND:

In the interests of visual amenity, in accordance with Policy D1 of the Thanet Local Plan.

- 4 The premises shall be used as an coffee shop and for no other purpose including any other purpose in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

GROUND;

To secure the proper development of the area in accordance with Thanet Local Plan Policy CF1.

SITE, LOCATION AND DESCRIPTION

The site is located within Hartsdown Park, and consists of part of the former stable block. The site lies adjacent to informal playspace within the park to the south, Hartsdown Leisure Centre to the east, and Manor House nursery to the west. The remainder of the former stable block is currently used for storage and office space.

RELEVANT PLANNING HISTORY

No relevant planning history

PROPOSED DEVELOPMENT

The proposal is for the change of use of part of the former stable block to a coffee shop use, with a few tables and chairs located inside, but mostly of a retail takeaway function. The proposed unit is accessed via the side stable doors into the park area. New grey, timber bi-folding doors are being installed internally behind the existing stable doors, which are to be retained for security purposes. The proposed use would be open during the hours of 8am and 4pm, 7 days a week.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Saved Policies

CF1 - Community Facilities
D1 - Design Principles
TC1 - New Retail Development

Draft Local Plan

CM01 - Provision of new community facilities

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No letters of correspondence have been received.

CONSULTATIONS

No consultee responses received.

COMMENTS

This application is brought before members as the application is made by Thanet District Council and as a departure from policy TC1 of the Thanet Local Plan.

Principle

There are no policy restrictions on the site requiring the building to remain in its current use. The main consideration is therefore whether the principle of the proposed use is acceptable.

Retail Use

Policy TC1 of the Thanet Local Plan requires new retail development should be located in the core commercial centres of Margate, Ramsgate, Broadstairs and Westwood and outside of these areas it would need to be demonstrated that there is no sequentially preferable location, development is of an appropriate scale, there is no unacceptable impact upon the vitality and viability of the existing centres and the location is acceptable.

Paragraph 86 of the NPPF also requires that a sequential test be applied to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan.

A sequential test has not been submitted with this application, and in any event, given the scale of the retail unit proposed, it is likely that any such submission would prove that there are more appropriately located units within the town centre. For this reason, the proposed development is contrary to Policy TC1 of the Thanet Local Plan, and paragraph 90 of the NPPF, which states that where an application fails to satisfy the sequential test, it should be refused.

Community use

The proposal is for a coffee shop use within Hartsdown Park. It is small in scale, can be accessed directly from the park, and is close to the pedestrian footpaths used frequently by pedestrians who are either walking dogs, accessing the football pitches adjacent to the site, or using the footpath as a direct link to access nearby facilities such as the seafront, Margate town centre or Dreamland. Furthermore the site lies adjacent to a leisure centre and children's nursery, along with other sport related facilities within surrounding outbuildings. As such, the proposed use would serve a wide catchment of people in varying activities within Hartsdown Park.

Paragraph 91 of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs - for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Furthermore, paragraph 92 of the NPPF states that planning decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of

worship) and other local services to enhance the sustainability of communities and residential environments.

The provision of a coffee shop within the park, which is directly accessible from the park and adjacent to existing sport facilities, would help to support surrounding uses, whilst also contributing to the provision of a shared sustainable community space. The use would only be accessible by walking or cycling, with no direct vehicle access, and as such it is unlikely that the location of the proposed coffee shop will have an impact upon the viability of the town centre, as such a use is only likely to serve the park area within which it is located.

The proposed development is further supported by Policy CM01 of the Draft Local Plan, which defines local shops as a community facility, and states that proposals for new community facilities will be permitted provided they are of a scale to meet the needs of the local community, are in keeping with the character of the area, are provided with adequate parking and operational space, are accessible by walking or cycling to the local community, are located within or adjacent to the community or settlement they serve, and would not significantly impact upon the amenity of neighbouring residents.

The proposed development, as a local community facility, would comply with this criteria (subject to the impact upon the character of the area and neighbouring amenity being acceptable), and as such the principle of the proposed use as a community facility is considered to be in accordance with Policy CM01 of the Draft Local Plan, and paragraphs 91 and 92 of the NPPF.

Character and Appearance

The proposal is for a change of use of part of the former stable block, with the only physical development being the introduction of timber bi-folding doors behind the existing timber stable doors, which are to be refurbished and retained for added security to the unit. Being a former stable block to Hartsdown House, the building is of some historic significance, and therefore the retention of the existing timber stable doors is completely supported, as this enables the historic character and understanding of the building to be preserved.

In terms of the use, the proposed coffee shop will change the character of the area immediately surrounding this part of the building, which is currently a quiet and unused part of the park located between the leisure centre and stable block buildings; but given the modest size of the use, there will be minimal impact to the character of the area, with minor beneficial impacts from the increased activity created by the proposal .

The impact upon the character and appearance of the area is therefore considered to be acceptable, and in accordance with Policy D1 of the Thanet Local Plan, and the NPPF.

Living Conditions

There are no neighbouring occupiers within close proximity of the site, and the proposed use is only intended to be available between the hours of 8am and 4pm, so any noise and disturbance from the proposed use would be minimal. The impact upon neighbouring living

conditions is therefore considered to be acceptable and in accordance with Policy D1 of the Thanet Local Plan and the NPPF.

Transportation

It is expected that the proposed use will be accessed predominantly by pedestrians and cyclists given its sustainable location within the park; however, should access by car be required, there is parking capacity within the existing leisure centre car parks, and within the curtilage of the adjoining storage building. Cycle parking is available in front of the leisure centre close to the site.

The impact upon highway safety is therefore considered to be acceptable.

Conclusion

Whilst the proposed use would represent a departure to Thanet Local Plan Policy TC1, as sequentially preferable locations are available for the town centre use, the proposed use would provide social benefits through the provision of space for meeting and community engagement and would provide environmental benefits through the reuse of an under utilised building and the retention of its historic features, within a sustainable park location accessible by pedestrians and cyclists. There would also be minor economic benefits from the employment created by the proposal (2no. full time and 2no. part time employees) Overall the benefits to the community are considered to outweigh the potential harm to the viability of the town centre, and as such it is recommended that members approve the application as an acceptable departure to Policy TC1 of the Thanet Local Plan.

Case Officer

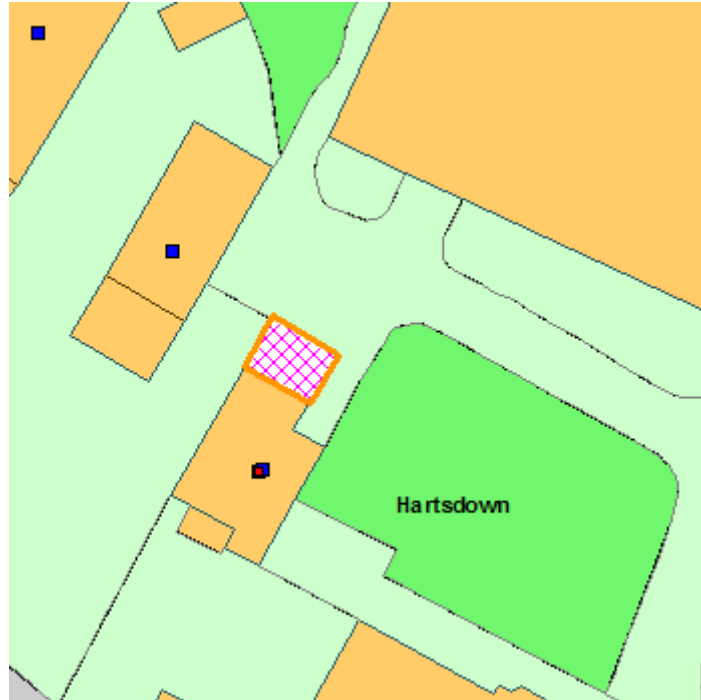
Emma Fibbens

TITLE:

F/TH/19/0223

Project

Store Rear Of Former Stable Block Hartsdown Park Margate Kent CT9 5TJ



A02

FH/TH/19/0358

PROPOSAL: Erection of a single storey side extension and first floor rear extension following demolition of existing garage together with
LOCATION: extension of vehicular access and hardstanding.

52A Ingoldsby Road BIRCHINGTON Kent CT7 9PJ

WARD: Birchington North

AGENT: Mr I Bampton

APPLICANT: Mrs M Linton

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND;

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

- 2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered named proposed elevations, proposed elevations and sections, proposed ground floor plan and proposed first floor plan, received 26 March 2019.

GROUND;

To secure the proper development of the area.

- 3 The external materials and external finishes to be used in the erection of the extensions hereby approved shall be of the same colour, finish and texture as those on the existing property.

GROUND;

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

SITE, LOCATION AND DESCRIPTION

52A Ingoldsby Road is a detached bungalow with a pitched roof located on the corner of Ingoldsby Road and Old Farm Road. There is a hedge approximately 2m in height surrounding the boundary adjacent to Old Farm Road and part of the front boundary. The property has a flat roof rear extension on the eastern side adjacent to an existing driveway and a semi-detached garage located towards the rear of the site.

Properties on the northern side of Ingoldsby Road are similar in appearance to the application site, however on the southern side of the road and to the west there is variation in scale and design.

RELEVANT PLANNING HISTORY

F/TH/02/0617 - Erection of a single storey flat roof rear extension

PROPOSED DEVELOPMENT

The proposed development is the erection of a single storey side extension and first floor rear extension following the demolition of the existing garage. The existing garage is adjoined to the neighbouring garage and set at the rear of the site at the end of the existing driveway. The existing property has a two bedrooms at ground floor and two bedrooms on the first floor within the existing roof. The proposed side extension would measure 2.9m wide, 12.2m deep, 2.5m to the eaves and 5.3m in total height and provide additional living space at ground floor level as well as a new entrance to the property. The first floor rear extension would link into the proposed side extension and measure 4.9m wide, 9m deep, 4.4m to the eaves and 6m in total height, and would provide an additional bedroom and shower room at first floor level. A new parking area would be formed at the front of the property to provide off street parking for up to 3 vehicles.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 saved Policies

D1 - Design

TR12 - Cycling

TR16 - Car Parking Provision

NOTIFICATIONS

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

CONSULTATIONS

None received

COMMENTS

This application is brought before members at the request of Cllr-Coleman-Cooke to allow Members to consider the scale of the proposed development.

Principle

The application site is located within a residential area of Birchington. The principle of extending an existing residential dwelling is considered acceptable, subject to the detail of the scheme.

Character and Appearance

The proposed single storey side extension would be located on the eastern side of the property extending partway across the existing driveway following the demolition of the existing garage at the rear of the site. This extension would have a hipped roof to match the existing dwelling and follow the existing ridgeline and front elevation of the property. At the rear, the side extension would have a catslide roof that links into the proposed first floor rear extension and a separation distance of 5m would remain to the side elevation of 52B Ingoldsby Road. The extension would be set back from Old Farm Road by 11.5m and there would be a separation distance of 4m to the side elevation of 23 Old Farm Road.

The proposed first floor rear extension would extend over the existing flat roof rear extension on the eastern side of the property with a hipped roof that links into the proposed side extension. The ridge of the proposed first floor extension would project over the main ridge of the property by 0.6m following the pitch of the front roofslope. Two dormers are proposed in the western side elevation of the first floor rear extension and rooflights and high level windows are proposed in the eastern side. The proposed extensions would be constructed from materials to match the existing dwelling reducing their prominence and visibility within the street scene.

Views of the proposed extensions could be obtained from the Old Farm Road across the rear boundary of the property and across the driveway between number 52A and 52B. Whilst the proposed side extension reduces the visible space between number 52A and 52B it is considered modest in size and maintains a visible break between the dwellings. The proposed first floor rear extension is set back from Ingoldsby Road by 9.6m on the eastern side and 11.5m from Old Farm road on the western side.

Given the modest projection of the first floor rear extension over the main ridgeline, the separation distances outlined above and the use of matching materials, the proposed development is not considered to have a significant impact upon the character and appearance of the area, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

The proposed side extension would measure 2.9m wide, 12.2m deep, 2.5m to the eaves and 5.3m in total height. The proposed first floor rear extension would extend over the existing flat roof rear extension and link into the proposed side extension. This extension would measure 4.9m wide, 9m deep, 4.4m to the eaves and 6m in total height.

The proposed extension would increase the height of the development at the rear of the site however a separation distance of 4m would remain to the side elevation of 23 Old Farm Road. The proposed catslide roof at the rear of the extensions is considered to reduce the bulk and mass of the gable end and the windows within the southern side elevation of number 23 Old Farm Road appear to be secondary windows or to serve non-habitable rooms. On the eastern side the roof drops down to the height of the existing eaves and a separation distance of 5m would remain to the side elevation of number 52B Ingoldsby Road. On the western side of the site there is a separation distance of 19m to the closest property. At the front of the site there is a separation distance of 19m to the closest neighbouring property across Ingoldsby Road. It is therefore considered that due to the arrangement of the proposed extension and the neighbouring properties the proposed development would not result in any significant loss of light or sense of enclosure to the neighbouring residential properties.

Four windows are proposed in the eastern side elevation two serving the study/office in the ground floor and two serving the first floor bedroom. All of these windows are situated at high level above the internal floor and are therefore not considered to result in any significant opportunity for overlooking.

Two dormer windows are proposed in the first floor western side elevation and French doors are proposed in the ground floor side elevation. These windows would face towards the western boundary of the site where there is a separation distance of 11.5m to the boundary, 17m to the boundary with 43 Canute Road and 19m to this neighbouring property. This neighbouring property is set at an angle to the proposed first floor windows and there is a high level hedge around the application site and a high level of soft landscaping around this neighbouring property. Therefore whilst the separation distance is marginally below the guide 21m to avoid overlooking due to the arrangement of the sites the proposed first floor windows in the western side elevation of the proposed extension are not considered to result in any significant opportunity for overlooking to warrant refusal of this application.

No new windows are proposed in the new rear elevation or the front elevation of the building.

It is therefore considered that the proposed development would not result in any significant harm to the living amenity of the neighbouring property occupiers, in line with policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Transportation

The existing garage would be removed and the side extension would extend over part of the existing driveway, however a new parking area would be formed at the front of the property providing off street parking for up to three cars. Garages are not now considered as contributing to the parking offer of a dwelling and, together with the fact that parking in the surrounding streets is unrestricted, no objection is raised to the loss of the existing garage.

It is therefore considered that the proposed development would not result in any significant increase in demand for on street parking or harm to highway safety.

Conclusion

In conclusion it is considered that the proposed development would not have a significant impact on its surroundings or residential amenity and accords with Thanet Local Plan Saved Policies and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

Case Officer

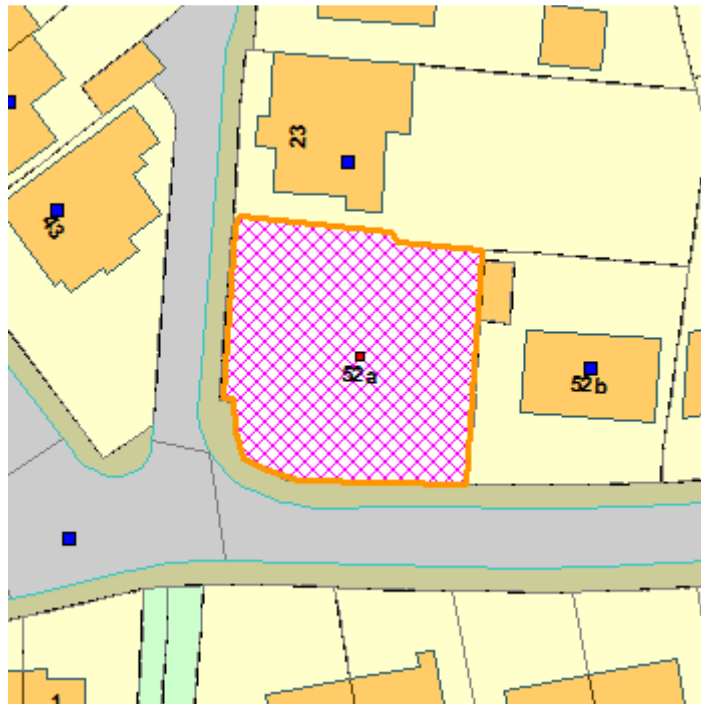
Duncan Fitt

TITLE:

FH/TH/19/0358

Project

52A Ingoldsby Road BIRCHINGTON Kent CT7 9PJ



A03 **L/TH/19/0331**

PROPOSAL: Application for Listed Building Consent for the installation of steel support to the basement

LOCATION: Dickens House 2 Victoria Parade BROADSTAIRS Kent CT10 1QS

WARD: Viking

AGENT: Mr Grant Burton

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

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 1493/1 P1 and 1493/4 P1 received 18 March 2019.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

Dickens House is a 3 storey building located on Victoria Parade. The property is a Grade II Listed Building housing a museum of Charles Dickens' works.

PROPOSED DEVELOPMENT

Consent is sought to replace the existing chimney breast supports within the basement, using a 90x90mm steel hollow section 'SHS' support, a 200x200mm plate and minimal chemical fixings.

NOTIFICATIONS

Neighbours have been notified, a site notice posted and an advert placed in the Thanet Extra. One letter of support has been received from The Broadstairs Society:

The Society supports the application provided the Conservation Officer is consulted at all stages.

Broadstairs & St Peter's Town Council - No comment.

CONSULTATIONS

TDC Conservation Officer - No objection.

COMMENTS

The application is brought to 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 special historic and architectural interest of the Listed Building.

Impact to the Listed Building

The building is Grade II listed and is within the Broadstairs Conservation Area. 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 assets, and the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed works relate to the replacement of internal steel supports to the basement chimney breast. The existing Acrow supports together with timber packing provide a poor method of support and is of a temporary nature. It is proposed to replace these supports with steel supports with base and cap plates that would give a more effective and sturdier support. One steel support would be placed either side of the chimney breast, replacing the existing Acrow supports. The proposed works show the base and cap plates fixed into position with resin anchors, with minimal disturbance to the existing structure. The Conservation Officer has raised no objections to the proposed works.

Conclusion

The proposed works are considered to provide future stability to the building and therefore has special regard to preserving the heritage asset, in accordance with the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. It is therefore recommended that members approve the application.

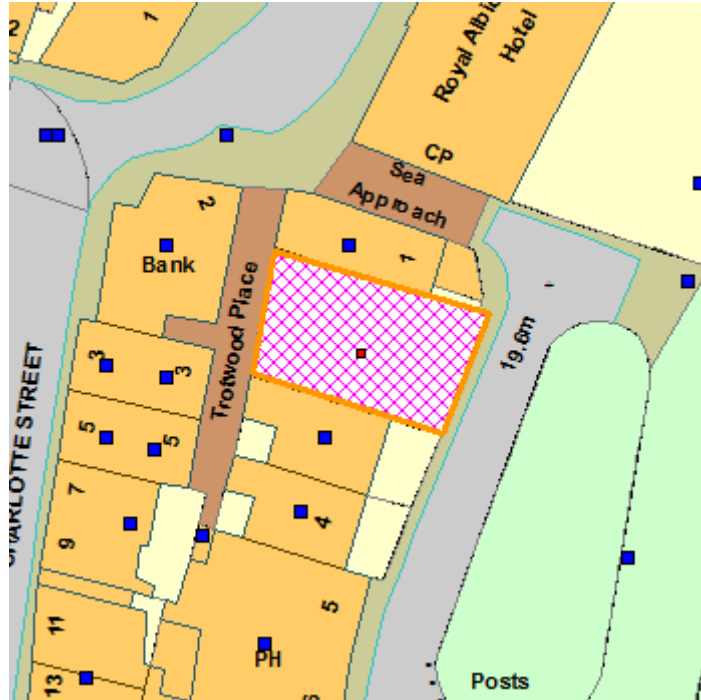
Case Officer
Rosemary Bullivant

TITLE:

L/TH/19/0331

Project

Dickens House 2 Victoria Parade BROADSTAIRS Kent CT10 1QS



R04

A/TH/18/1687

PROPOSAL: Retrospective application for the erection and display of 1 no. non-illuminated fascia sign

LOCATION: First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD

WARD: Margate Central

AGENT: No agent

APPLICANT: Ms Kelly Stacey

RECOMMENDATION: Refuse Permission

For the following reasons:

- 1 The signs, by virtue of their prominent siting, size, design and use of materials, overly dominate the building and therefore create an unduly obtrusive, incongruous and cluttered appearance within the street scene which is considered detrimental to the visual amenities of the locality, contrary to the National Planning Policy Framework Paragraphs 132 and 196 and policies D1 and D5 of the Thanet Local Plan 2006.

SITE, LOCATION AND DESCRIPTION

The application site comprises a Grade II Listed Building of four storeys, located in Cecil Square, Margate. The site lies inside the urban confines, within the Margate Conservation Area and the application relates to signage for a business occupying the first and second floors of Nos 6-7 Cecil Square. The ground floor of the building is occupied by an accountancy firm and the surrounding area is predominantly characterised by commercial properties.

The application is retrospective for signage that has been installed between the windows of the first and second floors.

PLANNING HISTORY

There is no relevant planning history for this site.

PROPOSED DEVELOPMENT

The application is retrospective for signage that has been installed between the windows of the first and second floors. The signage comprises the words 'CommunityAd' in lower case

lettering with a lozenge shape showing a website address underlining it and the word 'Publishers' in capital letters. The height of the word 'CommunityAd' together with the lozenge shape below it is approximately 0.9 metres high and the 'Publishers' sign is approximately 0.4 metres in height. The signs are 10mm thick white acrylic and together the two words extend approximately 9.2 metres across the front of the building.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

D5 - Advertisements

NOTIFICATIONS

A site notice has been posted and letters sent to neighbouring properties and an advert placed in the newspaper. No representations have been received.

CONSULTATIONS

TDC Conservation Officer – “The main issue is the effect of the signage on the amenity of the site and the surrounding area.

Nos. 6-7 Cecil Square form part of a terrace of 7 houses Nos 6-12 Cecil Square a grade II listed building located at the north west angle of Cecil Square within the Margate Conservation Area. In considering the effect on amenity it is therefore necessary to pay special attention to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest and whether the character or appearance of the Conservation Area would be preserved or enhanced.

The NPPF also requires local planning authorities in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and when considering the impact of the proposed development on the significance of a designated heritage asset to give great weight to the asset's conservation irrespective whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

No. 6-7 form a group of other grade II listed buildings on the northern and western side, and together with other historic buildings around a rectangular open space on Cecil Square, form the built-up perimeter of the historic square. They are all important contributors to the character and appearance (and significance) of the Conservation Area which evolved in tandem with the historical growth of the area.

The building is a traditionally constructed four storey and basement 18th century building with red brick front. The building has an attractive balance to the proportions, positioning and architectural detailing on the front elevation. The ground floor doorways and windows are symmetrically positioned with the upper floors windows such that they contribute to an attractive balance to the proportions, positioning and architectural detailing of the building's

front elevation. All of these features are integral to the building's overall design and contribute to its special architectural and historic interest as a 18th century building typical of those constructed at Margate historic town and elsewhere in the area. They thereby form part of its significance as a heritage asset.

The application is for the retention of advertisements on the front elevation of the building on the first and second floor. The signage has been erected without prior consent being obtained.

I consider that the lettering of the advertisements are overly large and out of scale with the modest proportions and features of the building's front elevation which they dominate. The signs fail to integrate with the building's composition, appearing starkly at odds with the symmetry and balance of the building's features, in particular the fenestration details, and overall design. The lozenge shaped sign is inappropriately located above the first floor windows and hides the architectural detail of the window lintels and when viewed together with the cumbersome CommunityAd sign above it result into a visual clutter. These visual peculiarities are further accentuated by the existence of primary signage on the ground floor which is much more restrained and contained within the front elevation.

I note the applicant has submitted historic photo evidence of signage on the front elevation. However, the location, historical context and signage at those signs are different to those currently on the front elevation. As such, they do not add any weight in support of allowing the applications which, as required, must be determined on their own merits.

Taking all of these factors together I consider that the advertisement fails to preserve the special interest of the listed building and its setting. As such, the harm also fails to preserve or enhance the character or appearance of this part of Margate Conservation Area. Overall, therefore, the advertisement results in harm to the significance of these heritage assets.

I consider that the harm I have found is less than substantial in terms of paragraph 196 of the National Planning Policy Framework which advises that the harm should be weighed against any public benefits. In this regard I acknowledge that advertising signage is important for the commercial viability of the business, and that in turn contributes to the vitality of the town as a whole which is a public benefit. However, I see no reason why alternative and effective advertising signage could not be displayed without resulting in the harm I have described, and hence I attach little weight to this benefit. I therefore conclude on balance that the public benefits are greatly outweighed by the harm to the heritage assets, and the advertisement would therefore have an unacceptably adverse impact on the amenity of the area."

COMMENTS

The application has been called to planning committee by Councillor Sam Bambidge and Councillor Iris Johnson, to allow members to consider the economic benefits of the signage in addition to the impact upon the character and appearance of the area.

The main considerations with regard to this planning application are the impact of the proposal on the amenity of the area and public safety.

The building is located within the commercial centre of Margate and is within the Margate Conservation Area. The Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.'

Thanet Local Plan policy D5 requires that the design and siting of advertisements within conservation areas should not detract from, and preferably make a positive contribution to the character and/or appearance of the area. Policy D1 requires that all new development should be of a high quality design, respect or enhance the character or appearance of the surrounding area.

Paragraph 132 of The National Planning Policy Framework (NPPF) notes the quality and character of places can suffer when advertisements are poorly sited and designed. It goes on to say advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 196 states where a development leads to less than substantial harm to a heritage asset, this harm should be weighed against the public benefit of the proposal.

Impact on the Amenity of the Area

Consideration needs to be given as to whether the signs have a detrimental impact on the character and appearance of the area and the Margate Conservation Area. The Square comprises predominantly commercial buildings facing the Square and the site is a Grade II Listed Building forming a terraced group of 7 properties (Nos 6-12 Cecil Square) on the northern side. It is noted that many of the buildings facing Cecil Square have business signage and historically this has been part of the character and appearance of the area.

It is appreciated there are many signs within the Square and it should be noted that the Accountancy signage at ground floor, on the same building, is the subject of enforcement action as no listed building or advertisement consent has been submitted for these signs.

It is considered the lettering in place is particularly large in relation to the proportions and features of the front elevation of the listed building. The use of white plastic lettering and lozenge, over a relatively large area of the building, appear particularly dominating when contrasted against the red brick facade and symmetrical window detailing of the listed building. Furthermore, the lozenge shape containing the website address completely obscures the architectural detail of the window lintels above the first floor windows. The overall appearance of the signage is considered to have a dominating and cluttered appearance.

Paragraph 132 of the NPPF relates specifically to advertisements and notes the quality and character of places can suffer when advertisements are poorly sited and designed. The paragraph also requires cumulative impacts of advertisements to be taken into account when making decisions. In this instance it is considered the acrylic signage is poorly designed by virtue of its overall size and use of materials and poorly located on the building resulting in loss of architectural detailing. The addition of this overly large dominating

signage cumulatively adds to existing signage within the Square and its presence in this form is considered to detract from the appearance of the conservation area.

With regards to the NPPF, paragraph 196 states where a development leads to less than substantial harm to a heritage asset, this harm should be weighed against the public benefit of the proposal. It is understood that signage is important to promote the presence of commercial businesses, and thereby provide a benefit to the public, however, there is no reason why alternative advertising material, that is smaller and less harmful to both the building and the surrounding conservation area could not be displayed. In this instance it is considered that the harm to amenity, within the surrounding conservation area, greatly outweighs the public benefits, and as such would be contrary to Policies D1 and D5 of the Thanet Local Plan, and paragraphs 132 and 196 of the NPPF.

Impact on Public Safety

With regards to the impact on public safety the lower edge of the signs are 8 metres above the footway level and are fixed flush with the building and do not cause obstruction to users of the public highway. The signage by virtue of its siting and design is not considered harmful to pedestrian or highway safety.

Conclusion

The signs, by virtue of their prominent siting, size, design and use of materials, overly dominate the building and therefore create an unduly obtrusive, incongruous and cluttered appearance within the street scene which is considered detrimental to the visual amenities of the locality, contrary to the National Planning Policy Framework Paragraphs 132 and 196 and policies D1 and D5 of the Thanet Local Plan 2006. It is therefore recommended that members refuse advert consent in this instance.

Case Officer

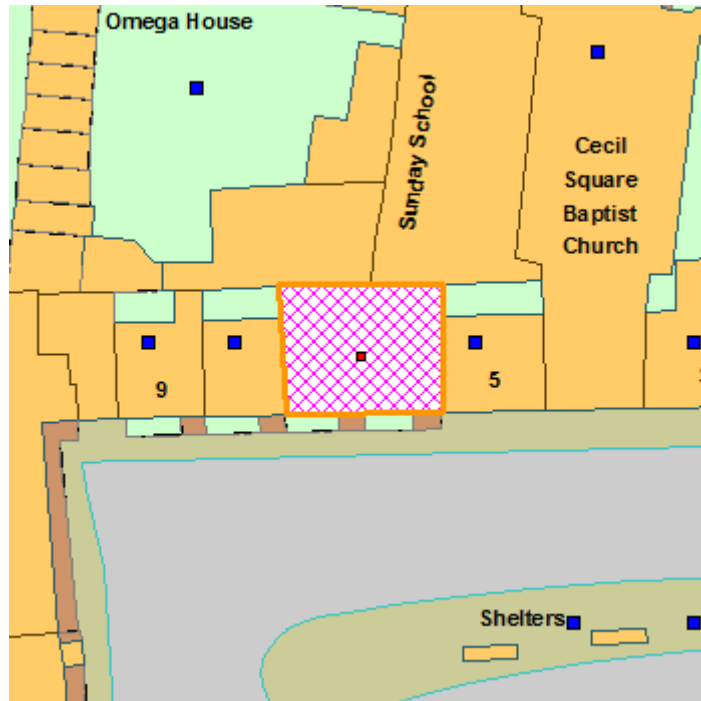
Rosemary Bullivant

TITLE:

A/TH/18/1687

Project

First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD



R05

L/TH/18/1686

PROPOSAL: Retrospective application for Listed Building Consent for the erection and display of 1no. non-illuminated fascia sign to front elevation

LOCATION:

First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD

WARD: Margate Central

AGENT: No agent

APPLICANT: Ms Kelly Stacey

RECOMMENDATION: Refuse Permission

For the following reasons:

- 1 The signs, by virtue of their prominent siting, size, design and material composition, form a visually dominating element which fails to preserve the significance of the Listed Building and would result in harm to the designated heritage asset, which is not outweighed by any public benefit, contrary to paragraphs 192, 193 and 196 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

The application site comprises a Grade II Listed Building of four storeys, located in Cecil Square, Margate. The site lies inside the urban confines, within the Margate Conservation Area and the application relates to signage for a business occupying the first and second floors of Nos 6-7 Cecil Square. The ground floor of the building is occupied by an accountancy firm and the surrounding area is predominantly characterised by commercial properties.

The application is retrospective for signage that has been installed between the windows of the first and second floors.

PLANNING HISTORY

There is no relevant planning history for this site.

PROPOSED DEVELOPMENT

The application is retrospective for signage that has been installed between the windows of the first and second floors. The signage comprises the words 'CommunityAd' in lower case

lettering with a lozenge shape showing a website address underlining it and the word 'Publishers' in capital letters. The height of the word 'CommunityAd' together with the lozenge shape below it is approximately 0.9 metres high and the 'Publishers' sign is approximately 0.4 metres in height. The signs are 10mm thick white acrylic and together the two words extend approximately 9.2 metres across the front of the building.

NOTIFICATIONS

A site notice has been posted and letters sent to neighbouring properties and an advert placed in the newspaper. No representations have been received.

CONSULTATIONS

TDC Conservation Officer – “The main issue is the effect of the signage on the amenity of the site and the surrounding area.

Nos. 6-7 Cecil Square form part of a terrace of 7 houses Nos 6-12 Cecil Square a grade II listed building located at the north west angle of Cecil Square within the Margate Conservation Area. In considering the effect on amenity it is therefore necessary to pay special attention to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest and whether the character or appearance of the Conservation Area would be preserved or enhanced.

The NPPF also requires local planning authorities in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and when considering the impact of the proposed development on the significance of a designated heritage asset to give great weight to the asset's conservation irrespective whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

No. 6-7 form a group of other grade II listed buildings on the northern and western side, and together with other historic buildings around a rectangular open space on Cecil Square, form the built-up perimeter of the historic square. They are all important contributors to the character and appearance (and significance) of the Conservation Area which evolved in tandem with the historical growth of the area.

The building is a traditionally constructed four storey and basement 18th century building with red brick front. The building has an attractive balance to the proportions, positioning and architectural detailing on the front elevation. The ground floor doorways and windows are symmetrically positioned with the upper floors windows such that they contribute to an attractive balance to the proportions, positioning and architectural detailing of the building's front elevation. All of these features are integral to the building's overall design and contribute to its special architectural and historic interest as an 18th century building typical of those constructed at Margate historic town and elsewhere in the area. They thereby form part of its significance as a heritage asset.

The application is for the retention of advertisements on the front elevation of the building on the first and second floor. The signage has been erected without prior consent being obtained.

I consider that the lettering of the advertisements are overly large and out of scale with the modest proportions and features of the building's front elevation which they dominate. The signs fail to integrate with the building's composition, appearing starkly at odds with the symmetry and balance of the building's features, in particular the fenestration details, and overall design. The lozenge shaped sign is inappropriately located above the first floor windows and hides the architectural detail of the window lintels and when viewed together with the cumbersome CommunityAd sign above it result into a visual clutter. These visual peculiarities are further accentuated by the existence of primary signage on the ground floor which is much more restrained and contained within the front elevation.

I note the applicant has submitted historic photo evidence of signage on the front elevation. However, the location, historical context and signage at those signs are different to those currently on the front elevation. As such, they do not add any weight in support of allowing the applications which, as required, must be determined on their own merits.

Taking all of these factors together I consider that the advertisement fails to preserve the special interest of the listed building and its setting. As such, the harm also fails to preserve or enhance the character or appearance of this part of Margate Conservation Area. Overall, therefore, the advertisement results in harm to the significance of these heritage assets.

I consider that the harm I have found is less than substantial in terms of paragraph 196 of the National Planning Policy Framework which advises that the harm should be weighed against any public benefits. In this regard I acknowledge that advertising signage is important for the commercial viability of the business, and that in turn contributes to the vitality of the town as a whole which is a public benefit. However, I see no reason why alternative and effective advertising signage could not be displayed without resulting in the harm I have described, and hence I attach little weight to this benefit. I therefore conclude on balance that the public benefits are greatly outweighed by the harm to the heritage assets, and the advertisement would therefore have an unacceptably adverse impact on the amenity of the area.”

COMMENTS

The application has been called to planning committee by Councillor Sam Bambidge and Councillor Iris Johnson, to allow members to consider the economic benefits of the signage in addition to the impact upon the character and appearance of the area.

The main considerations with regard to this planning application are the impact of the proposal on the Listed Building.

Impact on Listed Building

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 192 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. Paragraph 193 of the NPPF goes on to advise that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

In determining this application consideration must be given to the impact of the proposals on the buildings significance bearing in mind national guidance contained within the NPPF which states that conservation of historic assets is a core principle of the planning system and that the significance of listed buildings can be harmed by alteration to them. Where a development 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.

The building is one of a group of 7 listed buildings (Nos 6-12), forming a group of four storey red bricked buildings. The building, along with its neighbouring listed buildings, have distinctive architectural detailing on the front elevation. As noted by the Conservation Officer in his comments above, the ground floor doorways and windows are symmetrically positioned with the upper floors windows such that they contribute to an attractive balance to the proportions, positioning and architectural detailing of the building's front elevation. All of these features are integral to the building's overall design and contribute to its special architectural and historic interest as an 18th century building typical of those constructed at Margate historic town and elsewhere in the area. They thereby form part of its significance as a heritage asset.

The main concern is the size and design of the signs which appear overly large and out of scale in relation to the proportions and features of the front elevation of the listed building. The use of white plastic lettering and lozenge, over a relatively large area of the building, appear particularly dominating when contrasted against the red brick facade and symmetrical window detailing of the listed building. Furthermore, the lozenge shape containing the website address completely obscures the architectural detail of the window lintels above the first floor windows. The overall appearance of the signage is considered to have a dominating and cluttered appearance. The cluttered appearance of the signage is further exacerbated by the presence of signage for the Accountancy business above the ground floor windows.

The Applicant has provided evidence of historic signage on the building and the presence of historic signage is not disputed, however, the historic photos show signage typical of its time and the signage currently installed is different in appearance, using modern materials, and it

is the current signage that needs to be assessed as to its appropriateness and impact on the listed building.

In considering the design and scale of the signage installed it is considered the signage fails to preserve the special interest of the listed building and its setting and is considered to result in harm to the significance of the heritage asset.

It is considered the harm identified above is less than substantial in terms of paragraph 196 of the National Planning Policy Framework which advises that the harm should be weighed against any public benefits. It is noted the Applicant considers the advertising signage to be important for the commercial viability of the business, and that in turn contributes to the vitality of the town as a whole which is a public benefit. However, there is no reason why alternative and effective advertising signage could not be displayed on the building without resulting in the harm mentioned above. On balance the public benefits of the signage are greatly outweighed by the harm to the heritage asset.

Conclusion

The signs, by virtue of their prominent siting, size, design and material composition, form a visually dominating element which fails to preserve the significance of the Listed Building and would result in harm to the designated heritage asset, which is not outweighed by any public benefit, contrary to paragraphs 192, 193 and 196 of the National Planning Policy Framework.

Case Officer

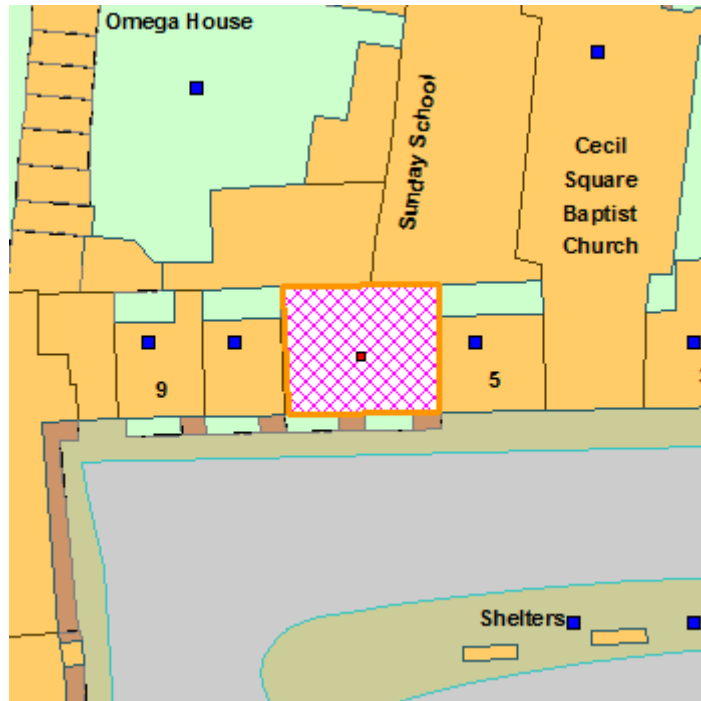
Rosemary Bullivant

TITLE:

L/TH/18/1686

Project

First And Second Floors 6 - 7 Cecil Square MARGATE Kent CT9 1BD



R06	FH/TH/19/0121
PROPOSAL:	Erection of a two storey front and side extension
LOCATION:	1 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ
WARD:	Birchington North
AGENT:	Mr Ian Horswell
APPLICANT:	Mr & Mrs Accleton
RECOMMENDATION:	Refuse Permission

For the following reasons:

- 1 The proposed development, by virtue of the scale, height, form, design and location the two storey front and side extension is considered to result in a discordant, dominant and visually intrusive form of development within the street scene, which would poorly relate to the form and design of the existing property, and would extend significantly forward of two storey development in the locality, thereby diminishing the spacious character and pattern of development within this part of Coleman's Stairs Road, in a highly prominent, corner plot location. The proposed development is therefore considered to result in severe harm to the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

SITE, LOCATION AND DESCRIPTION

1 Coleman Stairs Road is a two storey detached Chalet located on a corner plot, fronting Coleman Stairs Road to the east, and abutting Cross Road to the south. The property is designed with a gabled form, with first floor accommodation within the roof, served by dormer windows and a rear gable feature. There is a single storey detached garage which extends forward of the front elevation of the property, sited at the northern side boundary.

The application site is located to the end of a row of plots of a similar depth to the west, which follow an established front building line and front Cross Road to the south. Properties to the north of the application site, which front Coleman Stairs Road are set back from Coleman Stairs Road with generous front garden areas. The application property is set back from the front building line of Cross Road, and is set forward of the front building line of properties within this part of Colemans Stairs Road.

Properties in the vicinity of the application site comprise single and two storey semi-detached or detached dwellings of varied forms and designs.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The application proposes the erection of a two storey front and side extension, following demolition of the existing detached garage and rear extension. The proposed extension will extend a width of approximately 4.5m, set in line with the existing rear elevation and will extend forward of the two storey body of the front elevation of the existing property by approximately 5m. The extension will form a front and rear gable feature which matches the ridgeline and extends into the roof form of the existing property, incorporating a garage door to the ground floor front elevation and a dormer window to the south side elevation.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006 (Saved Policies)

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of representation have been received from the general public.

Birchington Parish Council - Members are happy to support but to be mindful of trees on adjacent property.

CONSULTATIONS

None received.

COMMENTS

This application has been called to Planning Committee by Councillor Coleman-Cooke to allow members to consider the impact upon the character and appearance of the area.

The main consideration with regard to this application is the consideration of the impact of the proposed development on the character and appearance of the area and the residential amenity of neighbouring property occupiers.

Character and Appearance

The National Planning Policy Framework states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; are sympathetic to local character and history; and are visually attractive as a result of good architecture and appropriate landscaping. Policy D1 of the Thanet Local Plan outlines that the design of all new proposals must respect or enhance the

character or appearance of the area particularly in scale, massing, rhythm and use of materials.

The application property is a detached two storey Chalet, which comprises a largely balanced and symmetrical form and design, with a gabled pitched roof with its eaves located at single storey level. The property is located in a relatively unique position and plot in relation to the surrounding built development, set back from the building line of Cross Road but built forward of the building line in Coleman's Stairs Road, so that the property sits closer towards the road than other neighbouring properties.

The eaves of the proposed gabled two storey front and side extension will exceed the height of the eaves of the existing property by approximately 1.5m, resulting in the eaves located part way up the roof. This will appear as a disproportionate and discordant feature, which together with the width and depth of the extension, which would extend significantly forward of the front elevation, is considered to dominate the existing property and fail to relate to its proportions and balanced form and design.

Properties fronting Coleman's Stairs Road in the vicinity of the application site are set back from Coleman's Stairs Road with generous front gardens, which creates a spacious character and pattern of development to their frontage. It is acknowledged the existing garage is sited forward of the front elevation of the existing property, however the garage is a modest single storey form of development, which is subservient and ancillary to the application property, and retains separation and a sense of space at first floor level.

The proposed front extension would extend forward nearly the full depth of the front garden at two storey level, by approximately 5m; with a height of approximately 4m to the eaves and 6.5m to the ridge. The proposed extension would therefore comprise considerable additional built form which would significantly protrude forward of the existing property and the two storey building line of development which fronts Coleman's Stairs Road, with the gabled form and raised eaves of the extension further accentuating its built form.

This extension is therefore considered to create a dominant, visually intrusive and oppressive form of development within the street scene, which would retain a minimal separation of just 0.9m to the front boundary. This would significantly contrast with the generous set back of neighbouring development of at least 9m to properties within this part of Coleman Stairs Road, and would therefore fail to relate to the spacious character and pattern of development of properties within the vicinity. This will be all the more harmful given the highly prominent corner plot location of the property to the entrance of Coleman's Stairs Road, and the lack of a footway to the street.

In addition, the dominant and visually intrusive form and scale of the proposed extension would be all the more pronounced from southerly views from Coleman Stairs Road by virtue of its singular built form and lack of articulation to the north side elevation, and its proximity to the northern side boundary, which will retain just approximately 0.9m. Whilst it is appreciated that there are some trees and shrubs sited at the northern boundary, the extension will be visible above and through this vegetation and it is not appropriate to rely on soft landscaping to fully screen development. In addition, the proposed extension may necessitate the removal of this vegetation.

Amendments were requested to omit the two storey front extension, and to find an appropriate form, scale and design for a two storey side extension, however no amendments were forthcoming.

The proposed development, by virtue of the scale, height, form, design and location of the two storey front extension is considered to result in a discordant, dominant and visually intrusive form of development within the street scene, which would poorly relate to the form and design of the existing property, and would extend significantly forward of two storey development in the locality, thereby diminishing the spacious character and pattern of development to frontages within this part of Coleman's Stairs Road, in a highly prominent, corner plot location. The proposed development is therefore considered to result in severe harm to the character and appearance of the area, contrary to Policy D1 of the Thanet Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework.

Living Conditions

The proposed extension would extend two storey built development in closer proximity to the adjacent neighbour to the north. The rear elevation of the extension would extend in line with the front elevation of the adjacent neighbour which contains a front elevation window which appears to serve a primary habitable room, and would extend forward of this window by approximately 12.5m. The extension would retain approximately 3m separation distance to this neighbour. Whilst it is acknowledged that the proposed extension would result in some impacts to the residential amenity of this neighbour, given the separation distance and the form and height of the extension, which extends 4m to the eaves, with a roof which hips away from the adjacent neighbour, it is not considered, on balance, that the proposed extension would result in significant harm to the living conditions of this neighbour to warrant refusal on these grounds.

The proposed extension would retain considerable separation distance to all other adjacent neighbours which will prevent harm to residential amenity by way of loss of light/outlook and sense of enclosure.

In terms of overlooking, the proposed extension would include a first floor rear elevation window to serve a bedroom. This window would be an addition to an existing first floor rear elevation window which serves a bedroom, located to the centre of the existing rear elevation. The proposed window would face the rear element of the adjacent neighbour to the west's rear garden. Views to the adjacent neighbour to the north would be oblique, and will be restricted by virtue of the position and two storey built form of the adjacent neighbour to the north. Given the existing situation and relationship between the existing property and the adjacent neighbours, and the position of the proposed window, the proposed window is not considered to result in direct overlooking, or materially increase the existing level of overlooking.

The proposed first floor front elevation window, first floor south side elevation window, rooflights to the north side elevation and ground floor north side elevation door would face front gardens of the adjacent neighbour to the north and east and/or the road, which are not considered to be private amenity spaces, and would therefore not result in harmful

overlooking. The proposed ground floor rear elevation windows, by virtue of their ground floor location and provision of boundary treatment, are also not considered to result in harmful overlooking.

The proposed development is therefore considered to be acceptable in terms of the living conditions of the adjacent neighbours, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

Conclusion

The proposed extension is considered to result in a discordant, dominant and visually intrusive form of development which would fail to relate, and be harmful to, the design and form of the existing property and the surrounding built environment. As such, the proposed development would conflict with Policy D1 of the Thanet Local Plan that requires new development to respect or enhance the character and appearance of the area. The proposal would also be contrary to the aims of paragraphs 127 and 130 of the National Planning Policy Framework which seeks to secure high quality design and requires development to be sympathetic to local character. It is therefore recommended that Members refuse the application.

Case Officer

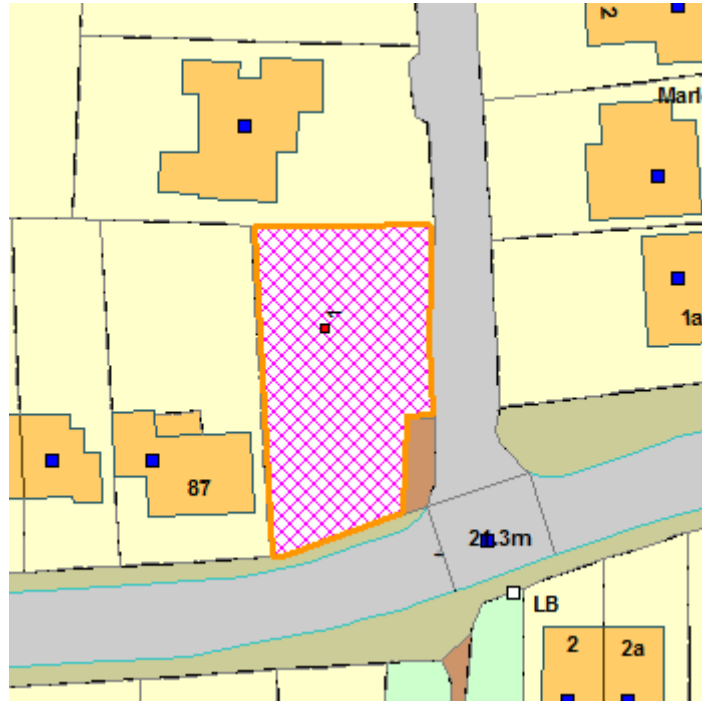
Jenny Suttle

TITLE:

FH/TH/19/0121

Project

1 Colemans Stairs Road BIRCHINGTON Kent CT7 9HJ



Planning Application NM/TH/19/0293 - Application for a Non-material amendment to Planning Permission F/TH/18/0265 – 19-21 Warwick Road, Margate

Planning Committee – 19 June 2019

Report Author Rosemary Bullivant, *Planning Officer*

Status *For Decision*

Classification: Unrestricted

Ward: *Cliftonville West*

Executive Summary:

This report concerns an application for non-material amendments to a previous approved planning application F/TH/18/0265 for the change of use to 9 No 2-bed flats, including the demolition of single storey extensions to the front and rear, and reconstruction of bays to the front together with alterations to fenestration to all elevations comprising of timber to front and UPVC to sides and rear, insertion of 2No. rooflights, erection of front boundary wall, erection of wheelchair charging unit, and bike store to rear, ramps to front and rear and painted render finish to front bays. The application is reported to members as the applicant is Thanet District Council. The proposed change is to allow the installation of external wall insulation to the rear elevations. The report outlines the non-material procedure and the consideration for this application, concluding that the changes proposed are considered non-material to the original permission.

Recommendation:

Members approve the application for a non-material amendment to planning permission under reference F/TH/18/0265.

CORPORATE IMPLICATIONS

Financial and Value for Money	No implications.
Legal	<p>The Planning Committee is not bound to follow the advice of Officers. However, if officers’ professional or technical advice is not followed, authorities will need to show reasonable planning grounds for taking a contrary decision.</p> <p>The reasons for any decision must be formally recorded in the minutes and a copy placed on file.</p>

	If Members decide not to accept the advice of Officers it should be mindful of the potential for legal challenge and associated cost implications.
Corporate	The delivery of new housing through the Local Plan and planning applications supports the Council's priorities of supporting neighbourhoods ensuring local residents have access to good quality housing, and promoting inward investment through setting planning strategies and policies that support growth of the economy.
Equalities Act 2010 & Public Sector Equality Duty	<p>Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to the aims of the Duty at the time the decision is taken. The aims of the Duty are: (i) eliminate unlawful discrimination, harassment, victimisation and other conduct prohibited by the Act, (ii) advance equality of opportunity between people who share a protected characteristic and people who do not share it, and (iii) foster good relations between people who share a protected characteristic and people who do not share it.</p> <p>Protected characteristics: age, gender, disability, race, sexual orientation, gender reassignment, religion or belief and pregnancy & maternity. Only aim (i) of the Duty applies to Marriage & civil partnership.</p> <p>In the opinion of the author of this report the Public Sector equality duty is not engaged or affected by this decision.</p>

1.0 Background

- 1.1 The proposal relates to the installation of external wall insulation to the rear elevations of the property. The planning application was for the change of use to 9 No 2-bed flats, including the demolition of single storey extensions to the front and rear, and reconstruction of bays to the front together with alterations to fenestration to all elevations comprising of timber to front and UPVC to sides and rear, insertion of 2No. rooflights, erection of front boundary wall, erection of wheelchair charging unit, and bike store to rear, ramps to front and rear and painted render finish to front bays, under reference F/TH/18/0265, was approved by the Planning Committee.
- 1.2 An application has subsequently been made to the Council under Section 96A of the Town and Country Planning Act 1990 to make a non-material amendment to the approved development. The proposed changes involve the installation of external wall insulation to the rear elevations of the property.
- 1.3 The application for a non-material amendment is reported to the Planning Committee as the applicant is Thanet District Council.

2.0 Outline of Process

- 2.1 The non-material amendment procedure was introduced in 2009 as an addition to the Planning Act under Section 96A. This provided a mechanism to make non-material changes to existing planning permission through an application with a quicker decision time (28 days), to deal with new issues that may arise after permission has been granted (for example to resolve issues found during construction).

- 2.2 There is no statutory definition for what constitutes a 'non-material' change to a planning permission. The National Planning Practice Guidance (NPPG) states that the definition is dependent on the context of the overall scheme and "what may be non-material in one context may be material in another". Section 96A of the Planning Act states that "in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."
- 2.3 The decision for the Council is whether the change is non-material or material to the planning permission. If the change is considered 'material' then a planning application would need to be submitted under Section 73 of the Planning Act for a variation of the plan condition to make the change (this is also known as a minor material amendment application). Further information on the differences between the procedures is outlined at Annex 2 which was produced by the Government under the NPPG.
- 2.4 As the application is not an application for planning permission, there is no requirement for public consultation under the non-material amendment procedure.

3.0 Analysis

- 3.1 The application seeks to change the external finish of the rear elevation. The rear elevation is currently finished in painted brickwork at ground and first floor level, with facing brickwork at second floor level.
- 3.2 It is proposed to install an external wall insulation system that would cover the whole of the rear elevation including the external walls that face into the site.
- 3.3 The external finish would have a similar appearance to that of render that was previously approved for use on the building and can be seen used on other properties in the vicinity. As the buildings are mid-terrace the elevations onto which the external wall insulation would be installed would not be easily visible from the public realm and would have a neutral impact on the character and appearance of the conservation area.
- 3.4 This proposal is considered to be a non-material change as there will be no tangible impact upon living conditions of surrounding occupiers, the character and appearance of the area and highway safety. Given the minor change to that previously approved it is recommended to Members that this change is acceptable as a non-material amendment.

4.0 Options

- 4.1 Members approve the application in accordance with the officer recommendation.
- 4.2 Members propose an alternative motion.

5.0 Recommendations

- 5.1 Officers recommend Members of the Planning Committee to agree option 4.1.

Agenda Item 5

Contact Officer:	Rosemary Bullivant, Planning Officer
Reporting to:	Emma Fibbens, Principal Planning Officer

Background Papers

MHCLG	https://www.gov.uk/guidance/flexible-options-for-planning-permissions
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