

A06

L/TH/17/1003

PROPOSAL: Application for listed building consent for repair works to roof, chimney and weather vane, together with change of colour to exterior paintwork.

LOCATION:

Waterside Stables Rowena Road Westgate On Sea Kent CT8 8QH

WARD: Westgate-on-Sea

AGENT: No agent

APPLICANT: Mr James Gray

RECOMMENDATION: Approve

Subject to the following conditions:

1 The works to which this consent relates shall be begun not later than the expiration date of three years beginning with the date on which this permission is granted.

GROUND:

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the schedule of work as identified within the heritage, design and access statement received 12 July 2017.

GROUND:

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

3 Any missing tiles to the south roof slope shall be replaced with reclaimed tiles to match the existing property, in accordance with the sample roof tile received 12 July 2017.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the National Planning Policy Framework.

4 The chimney shall be repointed in lime mortar, with no addition of Portland cement, in accordance with the submitted Heritage, Design and Access Statement, received 12 July 2017.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the property as a Listed Building in accordance with advice contained within the National Planning Policy Framework.

5 The application of colour to the Dovecote, window frames and surrounds shall be Farrow and Ball Dix Blue Full Gloss, in accordance with the submitted Heritage, Design and Access Statement received 12 July 2017.

GROUND:

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

SITE, LOCATION AND DESCRIPTION

Waterside Stables is a Grade II Listed detached former stable block, located to the rear of the Grade II Listed Waterside Hotel, which the property formerly served. Waterside Stables is arts and crafts style two storey former stables and coach house with hayloft and grooms accommodation, built approx. 1880. The property is constructed of red brick at ground floor level and alternate courses of plain and curved tiles at first floor, with a hipped roof with a tall brick chimney stack and two tier ornamental dovecote to the rear.

The site is located within a wholly residential area, and is set considerably back from Rowena Road, surrounded by modern two and three storey blocks of flats and terraced dwellings to the north fronting Rowena Road and to the east fronting Wellington Close. The adjacent grade II Listed Waterside Hotel, which is a three storey substantial Victorian building, is located to the west of the site, fronting Sea Road.

RELEVANT PLANNING HISTORY

F/TH/05/1260 - Change of use and conversion from stable to single dwellinghouse, with external alterations - Granted 29/11/05

L/TH/05/1261 - Conversion of stable to single dwellinghouse, with external alterations - Granted 29/11/05

PROPOSED DEVELOPMENT

The application seeks to repair the south facing roof of the Listed Building, replacing any missing tiles with reclaimed tiles to match the original tiles of the building. The weathervane is proposed to be repaired and reinstated, and the chimney will be repointed in lime mortar, following the removal of the hard cement pointing. Finally the application proposes to repaint the dovecote and windows and window frames in Farrow & Ball Dix Blue Full Gloss.

NOTIFICATIONS

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

CONSULTATIONS

Conservation Officer - No objection. Proposed works will not harm the special interest of the Listed Building.

COMMENTS

The application is brought to Planning Committee, as an employee of 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 consideration of the acceptability of the proposal must take into account Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states 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 the heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed repair works incorporating the repointing, repair and replacement of missing tiles to the south roof slope and repair of the weathervane will utilise traditional and appropriate methods and materials, which will serve to restore and preserve the historic fabric and significance of the Listed Building. The application will be conditioned accordingly to ensure the proposed materials and methods are utilised.

The proposed Dix Blue Farrow & Ball paint is an appropriate colour for this type and style of building, which is often applied to Arts and Craft style buildings, such as Waterside Stables. This colour will be applied to a limited extent to the property, encompassing the windows and dovecote and will contrast with the red bricks and tiles to the elevations and roof. As such this element is not considered to result in harm to the historical and architectural interest of the Listed Building.

The Conservation Officer has no objection to the proposal, and the proposed works are considered to preserve and enhance the significance of the Heritage Asset, in accordance with the National Planning Policy Framework.

CONCLUSION

The application proposes minor restoration and repair works, which will utilise traditional and appropriate materials and methods for a heritage asset, and the proposed colour to be applied to the windows and dovecote is a traditional colour for this style and type of building. The proposal is therefore considered to preserve the special character of the Listed Building, 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, subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: L/TH/17/1003

Project Waterside Stables Rowena Road Westgate On Sea Kent CT8 8QH

Scale:

