

A07

L/TH/17/1033

PROPOSAL: Application for listed building consent for the erection of 2No. pitched roof plant buildings either side of the dock gate and
LOCATION: removal of existing redundant structures

East Crosswall Ramsgate Kent CT11 9LQ

WARD: Central Harbour

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

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

2 The development hereby approved shall be carried out in accordance with the submitted drawing numbered 17-245-02 received 13 July 2017 and the submitted drawing 3601_500 received 01 August 2017.

GROUND:

To secure the proper development of the area.

3 The proposed plant buildings shall be finished in vertical cedar cladding to the elevations and metal standing seam to the roof, coloured slate grey to match the existing harbour office building to the south west, in accordance with the approved plan numbered 17-245-02 received 13 July 2017 and the correspondence received from the applicant dated 24 August 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.

SITE, LOCATION AND DESCRIPTION

This application relates to the west entrance to the outer harbour of the Grade II* Listed Harbour Cross Wall, located to the centre of the Ramsgate Royal Harbour.

The application relates to the existing 6no. electromechanical control and hydraulic power pack structures which service the flap gate, mitre gates and lifting bridge. These structures are located to each side of the west entrance and are modest in scale, with a commercial, utilitarian appearance.

The Harbour Crosswall is open in appearance, with a number of single storey commercial/service structures sited upon it, necessary for the operation of the Harbour.

RELEVANT PLANNING HISTORY

No relevant planning history.

PROPOSED DEVELOPMENT

The existing 6no. electromechanical control and hydraulic power pack structures for the mitre gates, flap gate and lifting bridge are nearing the end of their service life. This application proposes to replace and rationalise these 6no. separate structures into 2no. plant buildings which will provide these services. A building will be located to each side of the Crosswall entrance.

The proposed plant buildings will be modest in scale and ancillary in appearance, measuring 6.65m in width, 2.4m in depth, and will have a ridge height of 3.8m, set under a hipped pitched roof. The buildings will be clad in vertical cedar cladding, with a slate grey metal standing seam roof.

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.

Historic England - On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

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 on the Listed Building

The consideration of the acceptability of the proposal must take into account Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires when 'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 131 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage asset, and the desirability of new development making a positive contribution to local character and distinctiveness.

The existing 6no. service structures are modern additions, which are not original features to the Grade II* Listed Crosswall, and therefore no historic fabric will be lost as a result of the proposed development.

The proposed plant buildings are modest in scale, albeit slightly larger than any of the individual existing 6no. structures they will replace, and will consolidate the appearance and siting of the existing buildings and structures. The plant buildings by virtue of their simple design and modest scale will appear clearly subservient to the adjacent Harbour Office building to the south, and will be constructed of appropriate, traditional materials which will aid their ancillary appearance. The applicant has confirmed the roof will be finished in slate grey metal standing seam, to match the colour and appearance of the existing Harbour Office, and the proposal will therefore appear in keeping with the design and appearance of single storey service/equipment buildings within the vicinity.

The proposed 2no. plant buildings are therefore considered to be an acceptable scale and design appropriate to their location, and will not appear out of character with the existing single storey service structures sited on the Crosswall. As such the proposed buildings are not considered to result in harm to the special architectural and historic interest of the Grade II* Listed Royal Harbour Crosswall.

Furthermore the proposal shall enable the continued use of the existing maritime infrastructure, which will facilitate the continued operation of the Harbour, thereby providing wider public benefits.

The proposal is therefore considered to preserve the significance of the Heritage Asset, in accordance with the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

CONCLUSION

Overall the proposed plant buildings are considered to be an acceptable scale and design appropriate to their location, which will consolidate the existing 6no. structures and provide wider public benefits through facilitating the continued operation of the harbour. The proposal is therefore considered to preserve the significance of the Listed Crosswall, 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/17/1033

Project East Crosswall Ramsgate Kent CT11 9LQ

Scale:

