

**A03**

**L/TH/17/1536**

PROPOSAL: Retrospective application for listed building consent for replacement roof to flat roof rear extension, replacement boiler and new flue to rear elevation, installation of cctv camera to rear outbuilding

LOCATION: 21 The Parade MARGATE Kent CT9 1EX

WARD: Margate Central

AGENT: No agent

APPLICANT: Mr Jamie Roe

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby approved shall be carried out in accordance with the submitted drawings numbered 148.11 and drawing titled Proposed Layouts.

GROUND:

To secure the proper development of the area.

#### SITE, LOCATION AND DESCRIPTION

No. 21 The Parade is a 4 storey late Georgian or early Victorian Grade II listed mid terraced property. The property is built of brown brick and slate roof, with a commercial shopfront at ground floor and a large sash window set in moulded architraves with a balcony to the first floor and a further two sashes to the following two floors at the front elevation.

The site is located within the Margate Conservation Area.

#### RELEVANT PLANNING HISTORY

F/TH/17/0086 - Alterations to shopfront to provide new front entrance to flat and commercial premises, replacement of balustrading at first floor level and insertion of roof lights to rear courtyard elevation Granted 04/04/17

L/TH/17/0060 - Application for Listed |Building Consent for the installation of new front entrance to flat and commercial premises, replacement of balustrade fencing with railings at first floor level and insertion of roof lights to rear courtyard elevation. Granted 15/03/17

L/TH/16/0795 - Application for listed building consent for internal alterations and insertion of a timber sash window to first floor rear elevation. Granted 11/08/16

L/TH/16/0218 - Application for Listed Building Consent for internal alterations, replacement of existing rear extension flat roof and the insertion of a timber sash window to first floor rear elevation Refused 27/05/16

### PROPOSED DEVELOPMENT

Listed Building Consent is sought for retrospective works including the replacement of the rear flat roof, replacement boiler and new flue to rear elevation and installation of CCTV camera to rear outbuilding.

There is a small flat roof at first floor level atop the timber rear addition. The existing roof was a mix of fibreglass, bitumen and felt and was removed during repair works at the rear of the property. The roof covering was replaced with fibreglass roofing in grey, and with new code 4 lead flashings.

A security camera has also been installed to the rear addition. It is small and directed into the courtyard below. It is fixed with two screws, and as such would not be considered a permanent fixture,

The old boiler was removed and re-installed again in the timber rear addition. The old flue exited the building through the rear brickwork elevation the hole was filled with second hand stock bricks and pointed in lime sand mortar. The new boiler flue exits through the timber panelling to the rear addition

### DEVELOPMENT PLAN POLICIES

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

D1 - Design Principles

### NOTIFICATIONS

Three letters of representation have been received. The points of concern can be summarised as follows:

- This is a retrospective application
- Previous materials were not fibreglass – it should be a like for like replacement – this is total out of keeping
- No details about internal changes to partitions
- CCTV looks over neighbours garden
- No mention of the new extraction flue or CCTV at the front of the premises

### CONSULTATIONS

**TDC Conservation Officer:** I consider the roofing material to the rear extension as inappropriate. It was advised by the applicant that the roof at the rear extension would be replaced like-for-like which was felt roofing which was acceptable. Felt roofing has been used widely on traditional buildings. Fibre Glass roofing is a non-traditional roofing material

and according to Historic England advice would not normally be supported on any part of a listed building as it affects the character of the building. It is visually inappropriate and harms the significance of the listed building.

I have no objection in principle on the other proposed works. I consider the internal partitioning would not significant harm to the special interest of the listed building. The boiler flue is replacement of an existing flue although at a different location and I consider it a feature which existed within the rear elevation.

## COMMENTS

The application is brought to Planning Committee at the request of Cllr. Johnston for Members to consider the impact of the works on the heritage of the 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 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.

### **Impact Upon the Designated Heritage Asset**

The NPPF requires when determining applications that great weight is given to the conservation of designated heritage assets.

Paragraphs 128-133 are relevant though specifically paragraph 131 states:

'In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation.
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- the desirability of new development making a positive contribution to local character and distinctiveness'.

Paragraph 132 states:

'When considering the impact of a proposed development on the significance of a designated asset great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting...'

As previously stated, this is a retrospective listed building application and this application seeks to regularise works carried out.

Within the applicant's Heritage, Design and Access Statement it is detailed that the works applied for are considered to have virtually no impact upon the original fabric of the building. The applicant goes on to advise that the original roof that was replaced was a mix of fibreglass, bitumen and felt repairs and the new roof will be fibre glass in grey.

The list description identifies the building as circa 1840 noting that it is four storeys constructed in brown brick with a slate roof, reference is also made to the first floor windows set in moulded architraves with a Greek key frieze and 2 console brackets. The features referred to in the list description relate to the features of the front elevation.

The buildings rear elevation is seen from a public car park to the rear of the site. This is however limited to some degree as the site does not have a common boundary with the car park, but is separated by other land under different ownerships which are enclosed by boundary treatments approximately 1.8m in height.

The Conservation Officer has raised concern about this aspect of the scheme specifically stating that it is a non-traditional roofing material and would not normally be supported by Historic England on any part of a listed building. With regard to the effect on the listed building, it is noted the use of a fibre glass roof is non-traditional however the section of roof is on an accretion at the rear of the historic building, it is not considered substantially different from the previous roof covering and will not be clearly visible from the public realm.

Having regard to the appearance and condition of the previous roof on site, and other built elements to the rear of neighbouring properties, the harm is limited and any conflict with guidance in the NPPF is minor in nature. It is not considered that there is harm to the architectural or historic interest of the building and the works are reversible.

The flue subject of this application terminates on the external wall of the timber rear addition. As the flue has been re-positioned within the external elevation I consider that any harm to the listed building is modest in nature. Furthermore as it is single storey I consider that it would be less apparent when viewing the rear of the premises from the public car park. This aspect of the proposal is not considered to harm the architectural or historic integrity of the listed building.

The application also includes the installation of 1 CCTV security camera to the rear addition. The camera has been installed in connection with damage which was caused to the property.

The camera is discreet in its size and it is considered that it is of a similar size to previous fixtures on the rear elevation that have now been removed (alarm box and external light). I am therefore of the view that the proposal would not adversely affect the listed building, the Conservation Officer concurs with this view.

With regard to the third party concerns about overlooking from the CCTV this is not an issue that can be dealt with through the listed building application – this would need to be considered under a full application.

## **Conclusion**

All works are not considered to be harmful to any historic features or significance of the listed building and I therefore consider the proposals are acceptable in accordance with the NPPF and will preserve the special historic interest of the building, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Case Officer**

Gill Richardson

TITLE: L/TH/17/1536

Project 21 The Parade MARGATE Kent CT9 1EX

