

A06

L/TH/18/0060

PROPOSAL: Application for Listed Building Consent for the replacement of railings and boot scrapper to front elevation

LOCATION: 54 Trinity Square MARGATE Kent CT9 1HT

WARD: Margate Central

AGENT: Mr Alex Johnson

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND:

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

2 The proposed development shall be carried out in accordance with the submitted application drawings numbered PL.501 Rev C dated 10 January 2018 and PL.104 Rev B dated 01 February 2018.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The application site is on the Western side of Trinity Square and is within a terrace of properties of a similar scale and appearance. Numbers 53 through to 66 are all Listed Buildings. Numbers 53 to 57 are group listed as Grade II buildings. The list description states that this group consists of an early 19th century three storey terraces with basement levels, with steps to the street and area railings.

Number 54 currently displays render to the basement and ground floor with brick facing to the top 2 floors with predominantly single glazed timber sash windows. Together with brick steps upwards to the front door at ground level and steps down to the entrance at basement level, with rails at the front elevation.

RELEVANT PLANNING HISTORY

L/TH/17/135 - Application for listed building consent for replacement windows to front. Granted.

L/TH/16/0603 - Application for listed building consent for the erection of replacement access steps and railings to front elevation - Granted

L/TH/16/0049 - Application for listed building consent for replacement roof structure, recovering of roof with natural slate, repair of windows to front and rear elevations. Granted.

PROPOSED DEVELOPMENT

This listed building application relates to the replacement of the railings to the front of the property which are specially mentioned within the listing.

Previous listed building consents have related to the railings - L/TH/16/0603 proposed for the existing railings to be kept in place and new steps cast around them however, following the commencement of these works it was noted that the railings were heavily corroded. Consent was then granted under L/TH/17/0135 for the repair and retention of the existing cast iron railings replacing those beyond repair with a like for like replacement. Further detailed inspection of the railings has revealed that the majority of the railings are beyond repair and it is now proposed to replace all the railings (together with the boot scrapper) to match the existing.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2006

D1 - Design Principles

NOTIFICATIONS

Letters were sent to neighbouring property occupiers on 07 February 2018 and a site notice was posted near the site on 16 February 2018. No letters of representation were received.

CONSULTATIONS

TDC Conservation Officer – No objections.

COMMENTS

The application is brought to Planning Committee, as Thanet District Council is the applicant.

ANALYSIS

The main consideration with regard to the Listed Building consent is the effect of the proposals on the Listed Building and the conservation area.

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 proposal is considered to adhere to the principles of the Listed Building and Conservation Areas Act 1990 which has special regard for the desirability of preserving and enhancing the original historic fabric and features of the building. As such, the proposal is considered to preserve and enhance the significance and architectural and historic importance of the heritage asset in accordance with the National Planning Policy Framework.

Conclusion

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

Case Officer

Zoe Dobson

TITLE: L/TH/18/0060

Project 54 Trinity Square MARGATE Kent CT9 1HT

