

**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:

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Project

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