



Number 53-57 High Street is a two storey building containing a large retail unit at ground floor that is currently vacant. It has a basement and first floor, which is used for storage. Over time the building has undergone significant changes in terms of its height, scale, material composition and overall appearance. The building abuts the former numbers 10, 11 and 12 Cecil Square to the east and currently act as part of the goods entrance to the application building, and the present day No. 13 Cecil Square, currently in use as a bank. These buildings and their facades are Grade II listed.

### RELEVANT PLANNING HISTORY

No relevant history.

### PROPOSED DEVELOPMENT

This application seeks listed building consent for a replacement roof and general repairs to the existing roof. The current roof is stated to be in a poor state of repair and requires attention. From the high street the building appears with a parapet and the existing roof is not visible from the ground. It has a large flat roof area covered in felt and a liquid membrane, with a small number of pitched roof areas covered in natural slate. The proposal is for the replacement of defective coverings with a single ply roof membrane to the flat roof areas, and replacement slate to the pitched roof areas.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan 2020**

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

### NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local paper. No representations have been received.

**Margate Conservation Area Advisory Group:** No objections.

### CONSULTATIONS

**TDC Conservation Officer:** I believe there to be minimal impact to the surrounding conservation area or listed building and therefore I do not object.

### COMMENTS

This application is reported to Planning Committee as an application made by Thanet District Council.

The only consideration in the determination of this application is the impact of the work on the architectural and historic significance of the listed 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 192 of the National Planning Policy Framework (NPPF) 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. Paragraph 196 advises that where development proposals will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use. Paragraph 127 of the NPPF states decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, establish or maintain a strong sense of place, and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible.

Policy SP36 sets out that the Council will support, value and have regard to the historic or archaeological significance of Heritage Assets by protecting the historic environment from inappropriate development, encouraging new uses to bring listed buildings back into use and encouraging their survival and maintenance without compromising the conservation or significance of the asset and supporting development that is of a high quality design and supports sustainable development. Policy HE02 sets out that within conservation areas, development proposals which preserve or enhance the character or appearance of the area, and accord with other relevant policies of the Plan will be permitted but new development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted. Policy HE03 sets out that the Council supports the retention of local heritage assets, including structures, features and gardens of local interest. Proposals that affect both designated and non-designated heritage assets will be assessed by reference to the scale of harm or loss of the significance of the asset in accordance with the criteria set out in the NPPF.

The works proposed as part of this application would be for the repair, maintenance, and improvement of the building. They would offer a public benefit, ensuring the continued maintenance of a designated heritage asset. The proposed replacement materials are considered appropriate subject to a condition for the use of matching slate or further details, and are considered by officers to be acceptable.

There is not considered to be any harm to the listed building as a result of the works, or to the wider conservation area given that the roofspace is not readily perceivable from any public vantage point.

## **Conclusion**

The works proposed here are relatively modest and are not considered to impact negatively on the historic structure. It is considered that the proposal will cause little or no harm to the significance of the listed building and therefore accords with the advice of the NPPF and would preserve the special architectural and historic interest of the listed building in accordance the aims of policies SP36 and HE03 of the Thanet Local Plan.

In view of the above, the application is recommended for approval.

**Case Officer**

Vicky Kendell

TITLE:

L/TH/20/1586

Project

53 - 57 High Street MARGATE Kent CT9 1DX

