

A03

L/TH/20/1700

PROPOSAL: Application for Listed Building Consent for the installation of a temporary artwork on the site for a maximum of 1 year

LOCATION:

East Cliff Bandstand Wellington Crescent RAMSGATE Kent
CT11 8JD

WARD: Eastcliff

AGENT: No agent

APPLICANT: Miss Josephine Martin

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 19116.201 Rev P1, 19116.301 Rev P1 and 19116.302 Rev P1, and the submitted layout plan and block plan, received 09/12/2020.

GROUND;

To secure the proper development of the area.

3 At the expiration of a period 12 months from the date the installations are substantially completed, unless further permission has been granted, all works hereby approved shall be removed and the land restored to its former condition in accordance with a scheme of work to be submitted to and approved in writing by the Local Planning Authority.

GROUND;

In view of the temporary nature of the proposal and the identified harm to the historic environment in accordance with policies SP36 and HE03 of the Thanet Local Plan and paragraphs 127 and 196 of the NPPF.

4 Prior to the installation of any signage or information pertaining to the development, details of the size, location, materials and appearance of these shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details.

GROUND;

To secure the proper development of the area and safeguard the historic environment in accordance with policies SP36 and HE03 of the Thanet Local Plan and paragraphs 127 and 196 of the NPPF.

INFORMATIVES

Please be aware that obtaining planning permission and complying with building regulations are separate matters - please contact building control on 01843 577522 for advice on building regulations

It is the responsibility of the applicant to ensure, prior to the commencement of the development hereby approved, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highway and Transportation to progress this aspect of the works prior to commencement on site

SITE, LOCATION AND DESCRIPTION

The Eastcliff Bandstand is located along the eastern side of the cliff tops in Ramsgate, and above Ramsgate Main Sands. The site sits within the Ramsgate Conservation Area and lies adjacent to a crescent of Grade II listed residential terraces in Wellington Crescent. It sits in close proximity to Ramsgate Harbour and waterfront, as well as the town centre and large areas of public open space and parks.

The bandstand itself is a Grade II listed structure that dates back to the late 1930's and is centrally located in a small concrete and tiled space of around 0.2 hectares in area, set down from the public pavement but above the open space along the cliff top. Shallow concrete steps are formed to the seaward side of the bandstand, running in a set of three linear steps the length of the enclosed area. The area is set above the open space along the cliff top and enclosed with a brick wall and iron railings which surround a 'dancefloor' formed of varied coloured tiles laid in a pattern. It is similarly enclosed on the other three sides, with shallow concrete steps to the three other sides. The larger area surrounding the bandstand is designated as public open space.

RELEVANT PLANNING HISTORY

L/TH/18/1307 - Application for Listed Building Consent for erection and display of plaque. Granted 26 November 2018.

PROPOSED DEVELOPMENT

This application seeks listed building consent for the temporary installation of artwork for a period of 1 year. The proposed art works comprise four structures on tripod stands that have a large circular disc appearance. The pieces will be interactive for the enjoyment of the public, and accompanying temporary signage and information vinyls are proposed within the bandstand itself.

The proposal has arisen as a result of an Arts Council and National Heritage Lottery funded project led by the local community and the children of Ramsgate schools, who have been exploring themes around place-making, including three key elements around play and playfulness, caring, and modern machines. It is supported and proposed to be led by The Turner Contemporary in connection with designs by the artist Conrad Shawcross, and each of the installations are intended to include nautical codes that when revealed would spell the word 'HOME'.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan Policies 2020

SP36 - Conservation and Enhancement of Thanet's Historic Environment

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. One letter of support has been received stating:

- The artwork is a wonderful reflection of the hope, joy and positivity that the primary school children who have created it, have poured in
- It will be a beacon of positivity for the town
- Pride that Ramsgate can be involved in a flagship Great Places scheme
- This is the first time an international artist has installed works in Ramsgate and has been led by local children
- It will put a spotlight on Ramsgate's eastcliff and heritage
- It will help attract tourists and visitors to a deprived ward
- The works are consistent with the strategic priorities in the Thanet Local Plan and other policies
- The project has involved partnership working and raised awareness of school children's involvement, leading to a case study by the British Council's UK Creative Hubs

Ramsgate Town Council: No comment.

CONSULTATIONS

TDC Conservation Officer: Following a review of the application of the temporary art installation to the listed bandstand I would like to state that I have no objections to the proposed scheme.

Given the size of the scheme there is obviously a level of impact caused to the setting of the listed East Cliff Bandstand, nearby listed Wellington Crescent and surrounding Ramsgate Conservation Area. However I believe this impact to be temporary given that the art installation is to be present for a maximum of one year. Alongside its temporary approach, mitigation measures have also been taken to protect the structure of the bandstand itself by the use of an external 'non intrusive' structure supporting the installation.

I also believe that there are perceivable public and social benefits of the proposed installation given that it has been community led and aimed at local children who have been an influential part of its design.

Given that the application is temporary I believe that a condition should be applied confirming the length of time it will be standing in more detail setting out parameters of when this year begins, as well as the final details of making good following its removal.

COMMENTS

This application is reported to Planning Committee at the request of Councillor Albon in order for Members to consider whether any harm is caused to the listed building and character and appearance of the Ramsgate Conservation Area.

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 and surrounding conservation area. Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") 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'. In assessing proposals in conservation areas Section 72 of the Act places a duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposal would see the erection of four art installations set on tripods to the sea facing side of the Eastcliff Bandstand. These would be formed of perforated discs at approximately 5m from ground level in this area, reaching up to 8.6m in height overall. The discs would be 3.6m in width and the tripods below would be three weighted pads covering a distance of around 8.7m between the outer edges of each. These would be spaced in front of the steps on the southeastern side of the bandstand, and would be evenly spread across the area in a linear arrangement.

Paragraph 127 of the National Planning Policy Framework (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. Paragraphs 193 and 196 of the NPPF advise that LPAs 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. In determining applications great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.

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 comprising the conservation or significance of the asset and supporting development that is of a high quality design and supports sustainable development. 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 submitted plans indicate that the installations would exceed the height of the bandstand and would be likely to dominate this area, taking away some of the visual prominence of this Grade II listed structure and its associated dancefloor. The installations would have a large circular appearance at odds with the otherwise open character, and low scale nature of any built form across this part of Wellington Crescent, and the otherwise undeveloped character of the adjacent promenade and sense of openness experienced here, and out towards the sea. The tripod bases are likely to offer some visual bulk at the lower level and would cover a large area. They would be steel constructions on pads that would appear out of character with the built form in the vicinity. The materials and finishes proposed largely consist of steel frames and poles, with the circular elements being finished in primary colours and having moveable and changing features, again at odds with the predominant material palette along the cliff top and the listed crescent adjacent. As a result the works are likely to cause some harm to the significance of the listed asset, in conflict with some of the aims of policies SP36 and HE03 of the Thanet Local Plan, and the NPPF.

In considering the level of harm caused, paragraph 194 of the NPPF requires clear and convincing justification for the proposal, and paragraph 196 sets out that any such harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.

The applicant has set out the extensive works that have led to the development of the proposal for this artwork, and state that the installations have been inspired by community led initiatives in association with a famous artist to reflect the past, present, and future of Ramsgate. It is stated in the application documents that the design of the installations has been inspired by Ramsgate's maritime heritage and the design of the circular elements has been informed by research into communication methods with ships, coding, nautical flag design, the predominant steel material used in ship building and seen around the Port of Ramsgate, and around the idea of the Port as a 'beacon' towards 'home', or as a place of refuge. This site has been chosen for its prominent clifftop location, relationship with the Port and to the sea, and its attempts to bring an underutilised heritage asset (the Bandstand)

more interest and attraction. The applicant contends that other benefits of the proposal will be increased tourism, civic pride, outdoor display space and increased opportunities for community involvement during the global pandemic, maximisation of public outdoor open space, and an increased sense of place-making.

In considering these matters, paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development and this is later categorised into achieving three objectives relating to economic sustainability, social sustainability and environmental sustainability. Paragraph 91 of the NPPF states that decisions should aim to achieve healthy and inclusive communities, by promoting social interaction, including meetings between people who might not otherwise come together, creating strong neighbourhood centres, and to provide cultural facilities and services the community needs. The Thanet Local Plan seeks to improve health and wellbeing by safeguarding or providing public open space, promoting healthier options for transport such as cycling and walking, creating social interaction and by creating safe environments through mixed uses, design, and layout.

Whilst the works would undoubtedly cause some harm to designated heritage asset and the historic environment, as the Council's Conservation Officer highlights, this would be for a temporary period of 1 year, and the proposed method of support would not be likely to cause any physical harm to the bandstand or its surrounds. There would be some public benefit in the provision of the installations, in terms of creating social interaction and inclusivity, and some economic benefit in terms of the potential for increased tourism and regeneration in Ramsgate. Therefore, on balance, the provision of temporary installations here is considered to create a community benefit that would outweigh the temporary harm to the historic environment and character and appearance of the area, and is considered by Officers to comply with the overall aims of the Thanet Local Plan, and aims of paragraphs 7, 91, 127 and 196 of the NPPF.

It is also proposed to use temporary vinyls inside the bandstand to accommodate information about the installations. No details of this have been provided and this should therefore form a condition requiring further details.

Conclusion

Overall the site is very sensitively located, being within the Ramsgate Conservation Area, the grounds of a listed structure and in close proximity to a number of other listed buildings, and forming a large part of public open space. Other locations have been considered for the installations, with the Main Sands and promenade area being one such site identified to avoid any potential impact on the historic environment. The submitted Planning Statement with the application indicates that further research and investigations into other areas around the beach and the port have not been practical or safe for the installations and as a result this site has been considered the most suitable in relation to the theme of the artworks.

Where harm is identified the NPPF requires a balancing exercise with any public benefit that might outweigh the harm caused. In this case, these would be temporary installations that give some nod to the maritime heritage of Ramsgate's past, and would be a community-led project in place-making. There would be social and economic benefits that, given the

temporary nature of the works, would be likely to outweigh any temporary harm and therefore the application is recommended for approval.

Case Officer

Vicky Kendell

TITLE:

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Project

East Cliff Bandstand Wellington Crescent RAMSGATE Kent CT11 8JD

