

**A04**

**L/TH/21/0548**

PROPOSAL: Application for Listed Building Consent for resurfacing of roof/promenade area of croquet club with asphalt following the  
LOCATION: removal of existing asphalt  
Croquet Lawns Royal Esplanade RAMSGATE Kent CT11 0HE  
WARD: Cliffsend And Pegwell  
AGENT: No agent  
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 CR/21-22/107/01 and the Design, Access and Heritage, Statement received 22 April 2021.

**GROUND;**

To secure the proper development of the area.

**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

**SITE, LOCATION AND DESCRIPTION**

The site is located on the southern side of Royal Esplanade between the junctions with Warre Avenue and Stancomb Avenue. The Croquet Pavillion is a single storey building with columns that is sunken into the promenade so from the northern side a terraced area is accessible from Royal Esplanade, similar to the nearby Bowls Pavilion.

This application relates to the roof and steps of the building that are visible from Royal Esplanade.

### RELEVANT PLANNING HISTORY

F/TH/09/0070 - Removal of condition 2 attached to planning permission F/TH/03/1180 to allow planning permission for the existing equipment store. Granted 18 March 2004

F/TH/03/1181 - Erection of a storage building, adjacent to the existing temporary and permanent storage buildings. Granted 15 March 2004.

F/TH/03/1180 - Variation of condition 2 attached to planning consent F/TH/02/0114 to allow for an extended period for the siting of the existing equipment store. Granted 15 March 2004.

L/TH/03/0946 - Internal and external alterations to provide for disabled access to pavilion, including creation of new entrance to lawn elevation, and provision of disabled W.C. Granted 05 November 2003.

F/TH/02/0114 - Erection of a detached, single storey, equipment store. Granted 28 March 2002.

L/TH/01/0395 - Erection and temporary display of 2 no. 3.6m x 0.6m advertisement banners fronting royal esplanade for a 3 week period each year for 5 years. Granted 22 June 2001.

A/TH/01/0394 - Erection and temporary display of 2 no. 3.6m x 0.6m non- illuminated advertisement banners fronting royal esplanade for a 3 week period each year for 5 years. Granted 22 June 2001.

### PROPOSED DEVELOPMENT

This is an application for Listed Building Consent for resurfacing of roof/promenade area of croquet club with asphalt following the removal of existing asphalt.

### DEVELOPMENT PLAN POLICIES

#### **Thanet Local Plan**

SP36 - Conservation and Enhancement of Thanets Historic Environment

HE03 - Heritage Assets

QD02 - General Design Principles

### 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 responses have been received.

## **Ramsgate Heritage and Design Forum - No comment**

### CONSULTATIONS

**TDC Conservation Officer** - Following a review of the scheme I would like to state that I have no objections to the proposed scheme.

### COMMENTS

This application is brought before members as the application has been made by Thanet District Council.

### ANALYSIS

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 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 NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

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.

This application proposes to replace the existing asphalt roof covering with a new asphalt roof covering to match. Initially there may be some difference in appearance due to the weathering of the material, however asphalt roof coverings have a limited lifespan and the applicant has indicated that the existing roof is cracked and split resulting in water ingress to the room below. The Conservation Officer has raised no objection to the proposed development and whilst the replacement of the roof may result in some harm to the historic fabric, this is considered to be less than substantial and weighed against the public benefits of maintaining the designated heritage asset, this harm is considered to be outweighed. It is therefore considered that the proposed development would comply with policies HE03 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

### **Conclusion**

Listed building consent should be granted.

**Case Officer**

Duncan Fitt

TITLE:

L/TH/21/0548

Project

Croquet Lawns Royal Esplanade RAMSGATE Kent CT11 0HE

