

A02

L/TH/21/1074

PROPOSAL: Application for Listed Building Consent for the replacement of the existing interlocking tiles with natural slate roof coverings together with the replacement of second floor front dormer window unit together with associated repairs and recovering of flat roof

LOCATION:

7 Guildford Lawn RAMSGATE Kent CT11 9AY

WARD: Central Harbour

AGENT: Mr Matthew Gerlack

APPLICANT: Mr R Hilderbrando, 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 21/503 /JG / PR01 and 21/503/JG/PR02 received on 5th July 2021 and the submitted Heritage Statement and Design and Access Statement: Inspection Report received on 5th July 2021

GROUND;

To secure the proper development of the area.

3 The proposed replacement timber French door unit hereby approved shall be constructed from single glazed timber framing, in accordance with submitted plan 21/503/JG/PR01 received on 5th July 2021.

GROUND

To preserve the integrity and character of the listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF

4 The proposed lead works hereby permitted shall be constructed using Code 4 and Code 4 lead in accordance with the Heritage Statement and plan no. 21/503/JG/PR01 received on 5th July 2021 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

To preserve the integrity and character of the listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF

5 Prior to the installation of the slate roof tiles hereby approved, a sample of the slate shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved sample.

GROUND

To preserve the integrity and character of the listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF

SITE, LOCATION AND DESCRIPTION

The application site lies within the urban confines, in a largely residential area and located close to Ramsgate Library and Chatham and Clarendon House Grammar School, along the western part of Guildford Lawn.

The site comprises a Grade II Listed, Georgian mid-terraced, two storey dwelling with a basement level, dormer windows set within the roof slope and a two storey bay window to the front elevation. The property is one of a uniform Listed terrace which runs from numbers 1-19 Guildford Lawn and is located within the Ramsgate Conservation Area. It is set back slightly from the public highway by a set of steps that lead up to the main entrance, with railings and a gate leading down to the basement entrance. The dwelling benefits from private amenity space to the rear.

This application relates to the roof area and dormer window to the dwelling, some of which is visible from Guildford Lawn.

RELEVANT PLANNING HISTORY

None

PROPOSED DEVELOPMENT

This is an application for Listed building consent for the replacement of the existing interlocking tiles with natural slate roof coverings together with the replacement of the second floor front dormer window unit together with associated repairs and recovering of flat roof

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP36 Conservation and Enhancement of Thanet's Historic Environment

HE03 Heritage Assets
QD02 General Design Principles

NOTIFICATIONS

Letters were sent to neighbouring occupiers and a site notice was posted near the site and an advert was posted in the local paper.

No responses have been received.

Ramsgate Town Council: No comment.

Ramsgate Heritage and Design Forum: We welcome these sympathetic changes, that are more appropriate than the existing.

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed I believe there to be an improved appearance to the character and setting of the listed property through the use of improved quality materials. For these reasons I do not object to the application.

COMMENTS

The application is brought before members as the application has been made on behalf of Thanet District Council who also own the property.

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 197 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 the following works to be undertaken:

to replace the existing interlocking tiles with natural slate coverings and clay ridge tiles and hip tiles to the abutments, complete with Code 4 lead cover and abutment flashing;

to replace the defective timber casement unit to the dormer window on the second floor of the front elevation, with a Georgian bar French door unit to match that seen on No. 8 Guildford Lawn;

To form an upstand to flat roof, removing the defective GRP roof covering and replacing with Code 5 lead sheet roof;

To undertake isolated repairs to the dormer window and roof to make good the roof generally

These works have been identified following a detailed Inspection Report submitted with this planning application by the agent. The accompanying Heritage Statement has explained that this work may be undertaken in stages, with the worst affected items being undertaken first.

Given the problems identified and the historic value of the property, the works are considered to be essential to the lifespan of the property, ensuring it will be saved for generations to come. In allowing the property to be repaired with appropriate materials and designs, as demonstrated within the submitted drawings and reports, a thorough maintenance plan could then be implemented.

The Conservation Officer has raised no objection to the proposed development and whilst the replacement of some of the any original materials 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 to a good standard, 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

The proposal is considered to comply with policies HE03 and QD02 of the Thanet Local Plan and the National Planning Policy Framework, and as such it is recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Tanya Carr

TITLE:

L/TH/21/1074

Project

7 Guildford Lawn RAMSGATE Kent CT11 9AY

