

**A04**

**L/TH/21/1351**

PROPOSAL: Application for Listed Building Consent for the reinstatement of entrance gate piers

LOCATION: West Cliff Terrace Mansions Pegwell Road RAMSGATE Kent

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 proposed entrance gate piers hereby approved shall be located in the same position and be of the same design, scale, form and detailing as the former/existing entrance gate piers as annotated on the submitted plan numbered CR/21-22/108/02 received 25 August 2021.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

3 The proposed entrance gate piers hereby approved shall be constructed of brick with a Roman cement render finish, as annotated on the submitted plan numbered CR/21-22/108/02 received 25 August 2021, and confirmed in the email correspondence received from the applicant dated 29 October 2021.

**GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

4 The existing original entrance post lanterns will be installed upon the proposed entrance gate piers hereby approved as annotated on the submitted plan numbered CR/21-

22/108/02 received 25 August 2021, and confirmed in the email correspondence received from the applicant dated 29 October 2021.

### **GROUND;**

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with advice contained within the National Planning Policy Framework.

### INFORMATIVES

For the avoidance of doubt, the Council has determined the application on the submitted plan numbered CR/21-22/108/02 received 25 August 2021.

### SITE, LOCATION AND DESCRIPTION

Westcliff Terrace Mansions is a substantial Grade II Listed four storey terrace, built in c.1840, set within a prominent location overlooking the landscaped amenity spaces and the sea beyond, within the Pegwell Conservation Area. The terrace is set upon and fronts its own separate crescented access road, accessed via Pegwell Road. This access road and terrace are bounded by a low wall with entrance piers formerly sited each side of the eastern entrance and soft landscaping beyond which separates it from Pegwell Road.

This application relates to the 2No. former entrance piers to the east of the access road. The existing eastern entrance pier has collapsed from its upright position, and the western entrance pier is no longer in situ at the application site. Google imagery shows that the both original entrance piers were still in situ in 2014.

### RELEVANT PLANNING HISTORY

None.

### PROPOSED DEVELOPMENT

This application follows the collapse of the eastern entrance pier and removal of the western entrance pier and proposes to erect 2No. entrance gate piers in the original position of the former piers on either side of the access, to reinstate the entrance piers. The proposal will replicate the design, scale, form and detailing of the former entrance piers. The piers will be constructed of brick with a rendered finish, with the existing gate post lantern reinstated to the top of the piers.

### DEVELOPMENT PLAN POLICIES

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

HE03 - Heritage Assets

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No letters of representation have been received from the general public.

**Ramsgate Design and Heritage Forum** - Material should be Roman cement/lime as original; materials should be specified prior to approval.

## CONSULTATIONS

**TDC Conservation Officer** - Following a review of the above application I would like to state that I have no objections and believe it to be important that these features are reinstated to the listed complex. The pier should be installed to match that previously removed in both design and materiality.

## COMMENTS

This application has been taken to Planning Committee as Thanet District Council are the applicant.

The main consideration with regard to this application is the consideration of the impact of the proposed development on the Designated Heritage Asset.

As the property is a Listed Building the Local Planning Authority must have regard to Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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'.

The front boundary of Westcliff Terrace Mansions formerly contained 2No. Entrance piers to the eastern entrance of the access road, of a height of approximately 2.7m. These piers had a staggered formation, with a stucco rendered design and finish, with lanterns to the top of the piers. The eastern pier has collapsed and is still present on the application site, and the western pier is no longer in situ on the application site. The current arrangement appears quite unkempt and disorderly.

The proposed erection of entrance piers either side of this access in the original position of the former piers which replicate the design, form, scale and material finish of the original piers will restore the original siting, arrangement and appearance of this element of the front boundary, and reinstate this historic feature of the Listed Terrace. The rendered finish will be Roman cement/lime render to match the existing rendered finish, which will provide an appropriate and compatible finish for this structure, which will be secured by condition. The existing lantern for the eastern pier will be attached to the new pier, thereby preserving this historic feature.

The proposed development is therefore considered to significantly improve the appearance of this element of the Listed Building, and reinstates these historical features. This accords with the desirability of preserving the Listed Building and any features of special architectural

or historical interest it possesses, and will enhance the special character and appearance of the Conservation Area. The Conservation Officer supports the proposal.

The proposed development would therefore accord with Policy HE03 of the Thanet Local Plan and the National Planning Policy Framework.

### **Conclusion**

Overall the scheme will reinstate a historical feature to the front boundary of the Listed Terrace which is currently in a deteriorated condition, which will restore this element of the designated heritage asset. The proposed development is therefore considered to be acceptable and in accordance with the relevant Thanet Local Plan policies and the National Planning Policy Framework.

It is therefore recommended that members approve this application, subject to safeguarding conditions.

### **Case Officer**

Jenny Suttle

TITLE: L/TH/21/1351

Project West Cliff Terrace Mansions Pegwell Road RAMSGATE Kent

