

A02

L/TH/21/1535

PROPOSAL: Application for Listed Building Consent for repair and redecoration works to external elevations, roofs, drainage goods, boundary and retaining walls and replacement Flat entrance doors together with internal repairs and damp treatment to basements

LOCATION: Numbers 4 To 15 And 19 To 23 Royal Crescent St Augustines Road RAMSGATE Kent

WARD: Central Harbour

AGENT: Mr Moran

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 repair and redecoration works hereby approved shall utilise appropriate like-for-like materials and methods for the building element to be repaired as outlined in the submitted 'Outline Scope of Works' received 07 January 2022 and the submitted Heritage Statement 28 September 2021. Where original historic fabric has been removed or replaced, repair works shall be carried out in appropriate traditional, like-for-like materials and methods as used within the adjacent historic fabric for the relevant building element. Works shall be carried out in a careful manner so that no unnecessary damage is caused to the built fabric or features. Any damage so caused shall be rectified to the satisfaction of the Local Planning Authority.

GROUND:

To secure a satisfactory external and internal treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 3 If on undertaking the repair and redecoration works hereby permitted it is established that replacement works or larger scale intrusive repair is required, further details and

information of the proposed replacement or intrusive repair works including photographs of the building element to be replaced and details of its condition, together with details of the proposed intrusive repair or replacement works to be carried out to include the proposed materials and methods, shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 4 Prior to the works and structural repairs to the Verandahs to the southern elevation, the chimney stacks to the roof and the western side boundary wall hereby permitted, a detailed methodology of the proposed repair/replacement and structural works to these building elements, supported by applicable structural information by an suitably competent individual/company, shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved methodology and structural details unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 5 Prior to the internal works to the basement, installation of secondary glazing and fire proofing works hereby permitted, further details of these works including the methodology of the tanking, secondary glazing attachment points and fire proofing arrangements shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved methodology and structural details unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory internal treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 6 Prior to the installation of any new replacement materials to the building, samples of the proposed replacement slate roof tiles, lead or zinc to the canopy roof, replacement timber sections to existing timber windows and doors to be repaired, stone cills and copings, shall be submitted to, and approved in writing, by the Local Planning Authority. Development shall be carried out in accordance with the

approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 7 The proposed replacement external render and stucco shall be replaced in lime based render/stucco where existing lime based render/stucco or adjacent historic building fabric is in situ. Where external render is cement based to the non-original rear elevations, replacement external render shall be replaced in cement based render to match, as stated in the submitted Heritage Statement, received 28 September 2021.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 8 Repairs to external brickwork shall utilise brickwork of the same colour, type, texture and appearance as the brickwork to be repaired. Repaired brickwork shall be set within lime mortar where existing lime based mortar is in situ or adjacent, and cement mortar where existing cement based mortar is in situ to the non-original external elevations, as stated in the submitted Heritage Statement, received 28 September 2021.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

- 9 Prior to the application of paint to the exterior of the building, associated structures and boundary treatments, details of the colour of the proposed paint including its RAL number and the location of the proposed paint on the building shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and advice contained within the National Planning Policy Framework.

INFORMATIVES

For the avoidance of doubt, the Council has determined the application on the submitted drawings numbered 190796-1400-P3, 190796-1401-P2, 190796-1402-P2, 190796-1403-P2, 190796-1404-P2, 190796-1405-P2, 190796-1450-P3, 190796-1451-P3, 190796-1452-P3, 190796-1453-P3, 190796-1454-P3, 190796-1455-P2, 190796-1456-P2, 190796-1500-P1, 190796-1501-P1, 190796-1502-P1, 190796-1503-P1, 190796-1504-P1, 190796-1505-P1, 190796-1506-P1, 190796-1507-P1, 190796-1508-P1, 190796-1509-P1, 190796-1550-P2, 190796-1551-P2, 190796-1552-P1, 190796-1553-P1, 190796-1554-P1, 190796-1555-P1, 190796-1556-P1, 190796-1557-P1, 190796-1600-P2, 190796-1601-P1, 190796-1602-P1, 190796-1603-P1, 190796-1604-P1, 190796-1605-P1, 190796-1650-P2, 190796-1651-P2, 190796-1652-P2, 190796-1653-P2, 190796-1654-P2, 190796-1655-P1, 190796-1656-P1, 190796-3000-P2, 190796-3001-P3, 190796-3002-P3, 190796-3003-P3, 190796-3004-P3, 190796-3005-P2, 190796-3006-P2, 190796-3006-P2, 190796-3007-P2, 190796-3008-P2, 190796-3009-P2, 190796-3050-P2, 190796-3051-P2, 190796-3052-P1, 190796-3053-P1, 190796-3054-P1, 190796-3055-P1, 190796-3056-P1, 190796-3057-P1 and the submitted Outline Scope of Works document received 07 January 2022.

SITE, LOCATION AND DESCRIPTION

4-15 and 19-23 form large sections of the substantial four/five storey with basement level Grade II Listed Georgian crescented terrace, Royal Crescent, which fronts and overlooks the adjacent public gardens, Westcliff Promenade and the seafront beyond, within the Ramsgate Conservation Area.

The Listed terrace is a prominent feature of historic and architectural significance within Ramsgate and comprises a traditional, classic design of this period. The terrace has varying heights and detailing in sections but follows a unified design approach, with regular features and proportions such as the continuous verandah to the frontage and the pattern of fenestration. The terrace is accessed via the rear which faces St Augustines Road. 4-15 contains a large mid 20th century rear extension which provides external deck access which replaced the traditional rear projections to this section. The rear of 19-23 Royal Crescent survives to a far greater extent in its original form.

4-15 and 19-23 Royal Crescent are in a somewhat disrepaired/deteriorated condition, with several elements of the building requiring attention. This includes the verandah to No. 4-15 which is currently lacking in structural stability and is supported by scaffolding, the railings to the balconies, particularly those to the rear of the external decked access which are a low height, and the basements of both 4-15 and 19-23 which have damp issues.

PROPOSED DEVELOPMENT

The application proposes repair and redecoration works to the external elevations, roofs, drainage goods, boundary and retaining walls and replacement flat entrance doors together with internal repairs and damp treatment to basements to address the current somewhat

disrepaired/deteriorated condition of elements of the buildings, prevent further deterioration and address safety concerns.

These repair and redecoration works include:

- Repair and redecoration works to the external elevations including repairs and redecoration of the lime stucco, render and brickwork where existing.
- Repairs to railings to balconies, Juliet balconies and external rear deck access (including rust removal and replacement of missing railings to match).
- Structural repairs to balconies, repair/replacement of slate balcony deck, repair/replacement of curved canopy roof (lead/zinc to match existing).
- Roof repairs including part replacement where defective/missing slates and flashings are in situ with salvaged and new slates and lead to match, repair/replacement to parapet coping stones and chimney pots, repair/part rebuild of party wall parapets, chimneys.
- Repairs to existing timber windows and doors, with replacement of missing timber sections.
- Repairs to existing UPVC windows to rear of 4-15 including replacement of missing components.
- Repair/replacement of stone cills.
- Clear and overhaul of drainage goods, replaced where defective.
- Replacement Flat entrance doors to rear
- Repairs to steps to front sea facing elevation, repairs to concrete walkways at rear.
- Repair and structural works to bowing western garden boundary wall.
- Removal of internal plaster at basement level where defective/damp and replaster in lathe and plaster or to match existing adjacent.
- Install airbricks to redundant chimney flues at basement level.
- Internal fire upgrades including fire upgrade to riser cupboards and dumb waiter shafts and replacement of internal doors at basement level.
- Internal repairs and redecoration.
- Replacement of defective components to internal secondary glazing.

The application is supported by the applicable plans, elevations and design, access and heritage statements, together with a large degree of supporting information including a consolidated outline scope of works.

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 - 90 documents submission! Question the proposed use of cement for repairs. This material is unnecessary and inappropriate to the listed building status. Recommend using NHL 2 St Astia instead. Objection.

CONSULTATIONS

Conservation Officer - 'Royal Crescent Ramsgate is a Grade II listed property located within Ramsgate Conservation Area. This application impacts two separate sections of the crescent and largely focuses required maintenance throughout the space.

Thanets adopted Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Under the Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2 it states In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

Although the property is listed in its entirety I would consider the external elevations to be much more preserved to the front elevation of the crescent (sea facing side) when compared to the rear elevation of the site (road facing side). Within the design and access statement the road facing side is considered front and the seaward side back. The road facing side has been adapted substantially over the years however it is still considered listed given its history and physical attachment to the rest of the listed terrace.

Reviewing the application proposed it largely involves substantial repair works rather than large scale intervention to the fabric of the listed property. This includes removal of redundant cabling throughout, additional lighting in certain areas to meet safety standards, covering over existing electrical or alarm units with cupboards, repairs of existing steels and areas of crete and brickwork repair as well as general clearance and redecoration.

Elements which have been flagged which could be considered of greater significance are the possibility of repair or replacement to the rear balconies, possible intervention to the chimney stacks and propping or repair work of the boundary wall. The general approach to listed properties would be to repair rather than replace where feasible and this would very much be the expectation to the aforementioned features. Through the information provided it is not clear of the current outcome of the proposed works, therefore I would suggest supplying further details through the condition process. Within the application there is also some

reference to the use of damp proofing in the basement, which I am also happy to be met with conditions so that more information can be supplied at a later date following confirmation.

There are other elements which are being proposed to the front, which although are not proposed in a traditional design they do match in with the aesthetic of that elevation and therefore are considered acceptable. They are also a requirement to improve the access and safety of the area.

Overall I believe that the proposed scheme looks to maintain and preserve what has been retained of the historical integrity of the listed property whilst making appropriate and required alterations to the already amended facade. The proposed works are therefore considered acceptable measures taken towards the continued residential use and preservation of the listed property, therefore making it compliant with Thanets adopted Local Plan, policy HE02, states within Section 7 and 8 as well as Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2. Due to this I do not object to the application proposed.

As previously stated I would suggest that finer and final details submitted through condition regarding a methodology of repair to the balconies, chimneys and the boundary wall.

I would also expect a sample of any new materials being installed such as stone cills, lead, render, external paint colour. I would also expect further information on the following proposed elements including the method of tanking, secondary glazing attachment points and fire proofing arrangements.

A further aspect to consider would be that once further investigative work begins to be undertaken, if further intervention is required this too should be met with conditions.'

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.

ANALYSIS

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'.

4-15 and 19-23 Royal Crescent form large sections of the substantial and prominent Listed Crescent 1-23 Royal Crescent which overlooks Ramsgate seafront and is considered to be of significant architectural and historic merit. The original external elevations have been predominantly preserved to the front (south, sea facing) elevation, with the majority of

original historic fabric remaining. The rear elevation to 4-15 has been significantly altered since its inception through the installation of a mid 20th century external decked access.

The application properties are currently in a somewhat disrepaired/deteriorated condition, with several elements of the building requiring attention. The application proposes to address this and safety issues and prevent further deterioration through external and internal repair and redecoration works.

The proposed development predominantly proposes substantial repair and redecoration works, with replacement in like-for-like appropriate materials and methods where the building element is in a defective condition or is missing, rather than large-scale intervention into the fabric of the Listed Building. The most substantial works are to the Verandahs to the southern elevation, where it is proposed to repair and replace elements of the Verandah, particularly to 4-15 to address structural issues as the Verandah is currently supported by scaffolding, structural works to the chimney stacks and boundary walls and internal works to the basement to address the poor, damp condition of these spaces. The remaining works largely form repair and redecoration works of the existing fabric to bring the building up to an appropriate standard.

The proposed general approach of the development works as repair works in the first instance, and replacement works in a like for like material and method is supported and considered appropriate for this Designated Heritage Asset. The repair and replacement (where necessary) of deteriorated/disrepaired building elements will improve the condition of the building, restore historic fabric, or reinstate appropriate replacements, together with addressing structural and safety issues with the building. This shall contribute to the continued preservation of the Listed Buildings and is considered to be compatible with the Listed terrace to which it forms a part, and the surrounding Conservation Area.

A large degree of works are proposed, and a high volume of supporting information accompanies the application. This information provides the option of repair/replace for much of the proposed works, subject to further investigative works. To address this it is considered appropriate and necessary to sufficiently condition the application to secure the approach of repair in the first instance, and require further details where replacement is proposed, particularly for the most historically significant elements of the Listed Building. In addition, it is considered necessary to condition the application to provide samples of any new materials such as stone cills, lead, render, external paint colour, together with further information on the following proposed elements including the method of tanking, secondary glazing attachment points and fire proofing arrangements to ensure appropriate and quality materials, finishes and methods are utilised. This approach is supported by the Conservation Officer and will be secured by conditions should consent be granted

The proposed repair and redecoration works are considered to improve the appearance and condition of the Listed Building. 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 proposed scheme will improve the condition and appearance of the Designated Heritage Asset in a suitably compatible and appropriate manner for a Listed Building and the remainder of the Listed Terrace to which it forms a part. The proposed approach of repair works in the first instance, and replacement where necessary due to defects/deterioration of building elements in like for like materials and methods forms is considered to be appropriate and is supported by the Conservation Officer. This will be secured by condition to safeguard the historic integrity and fabric of the Listed Building. 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 the application subject to safeguarding conditions.

Case Officer

Jenny Suttle

TITLE: L/TH/21/1535

Project Numbers 4 To 15 And 19 To 23 Royal Crescent St Augustines Road, RAMSGATE Kent

Scale:

