

A05

L/TH/21/1924

PROPOSAL: Application for Listed Building Consent for the installation of replacement roof

LOCATION: 1, 2 And 3 Park Lodge Montefiore Avenue RAMSGATE Kent CT11 8BD

WARD: Sir Moses Montefiore

AGENT: No agent

APPLICANT: Mr Kieran Cooper

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 2148_Park Lodge Ramsgate-201B, received 1st March 2022, and using the stated materials.

GROUND;

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The site is located within the King George VI Memorial Park close to the Montefiore Avenue entrance to the park. Park Lodge sits with a group of heritage listed properties close to the Gate House, Coach House, Old Stable Block and Italianate Greenhouse. Park Lodge is a Grade II Heritage Listed property comprising Nos 1, 2 and 3 Park Lodge. The building has two hipped roofs set behind a crenellated parapet wall.

PLANNING HISTORY

No planning history.

PROPOSED DEVELOPMENT

This application seeks listed building consent to make repairs to the current roof to prevent water ingress. The works include replacement of the existing roof covering following repairs and replacement of timbers where necessary. The existing slate roof tiles would be replaced with slate roof tiles and the flat roof replaced. The lead flashings to the chimneys are to be replaced and the guttering repaired and replaced as required and the downpipes and hoppers replaced.

PLANNING POLICIES

Thanet Local Plan 2020

HE03 - Heritage Assets

NOTIFICATIONS

Neighbours have been notified, a site notice posted and an advert placed in the newspaper and one representation has been received making the following comments:

- The address point only refers to Nos 1 and 2 and should include No 3 Park Lodge. The roof affects all three properties.
- The drawing details do not mention leadwork or coding of leadwork, although it does within the design statement, (but states it is code 5, when I understood it was code 7). This drawing note also refers to bitumen flat roof finish when it should be code 5/7 leadwork.
- The design document refers to water leaks over the past 8 years, which is incorrect. The water leaks actually commenced before year 2000 with plaster lath ceilings and walls being renewed at No 3 due to water ingress in 2001/2002, we have copies of the TDC work ticket, so at least 20 years not 8.
- I am unable to locate Appendix A, referred to in the design statement.
- The existing UPVC downpipe to the East flank above the entrance to No 3 is not in keeping with the Georgian Heritage displayed by the rest of the block and surrounding buildings. The arrangement of the roof outlet is of a wire sieve which is prone to blocking, and hence back up causing flooding to rooms down below.
- Surely the best way forward is to replace the UPVC downpipe arrangement with a leadwork opening as per the surrounding properties, discharging into a cast iron hopper below, and pipe, as per the original Georgian choice of design.
- Maybe a solution would be to create a third outlet and downpipe utilising the Georgian outlet and hopper design arrangement.
- The existing downpipes discharge to the ground, with the downpipe adjacent to the entrance of No 3 discharging along the garden path, there being no soakaways.
- I have lived at this property since 1984 and in the year 2000, approximately, water started coming into the property. Part of the problem, in my view, is that TDC since ownership of the property have at some time removed the leadwork outlet and hopper (leadwork and cast iron) and replaced it with a UPVC downpipe tied into the roof leadwork. This means that if the pipe gets blocked the roof drainage overwhelms the slate roofs and enters the building.

- A lead outlet and hopper ensures that should the hopper become blocked the lead outlet would just gush over the top of the hopper, so ensuring rainwater did not back up on the roof.

Ramsgate Town Council - This planning application was not called in for consideration and therefore no comment is made.

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application I would be of the opinion that the proposed roof repairs appear appropriate and as such I do not object to the application proposed.

COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council.

The consideration for Members to assess is the impact of the work on the architectural and historic significance of the listed building.

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'.

The proposed works would repair and refurbish the roof of the Grade II Listed building and prevent water ingress. A detailed Design & Access Statement and Heritage Statement has been submitted with the application that sets out in detail the works to be undertaken.

Paragraph 198 of the NPPF requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Representations have been received from the occupier of No 3 Park Lodge who is concerned that the water ingress relates to blocked hoppers and downpipes confirming that this work appears to be fairly urgent in order to prevent longer term damage to the listed building. The comments also note that lead should be used as an alternative to bitumen on the flat roof and cast iron used to replace UPVC.

The applicant has confirmed that the proposal does not include the use of bitumen, with leadwork replaced with lead. For the rainwater goods, the existing cast iron and Upvc downpipes are proposed to be refurbished, and therefore the proposal would not result in any harm to the significance of the asset through the new introduction of non-traditional materials (as the UPVc is already present). The supporting documents acknowledge there is a need for the roof to be refurbished and the works set out include repair and refurbishment of existing where this is possible, including the use of slate tiles and lead work and the finish is to match the existing.

It is considered the proposed works would sympathetically repair the roof and prevent further water ingress. Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this instance the proposed works are considered to preserve the character and appearance of the listed building, with public benefits from the refurbishment preserving the building as a whole to allow for its future use, in line with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Thanet Local Plan Policy HE03 and the NPPF.

RECOMMENDATION

The proposed works are considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Thanet Local Plan Policy HE03 and the NPPF, and as such it is recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE: L/TH/21/1924

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Scale:

