

PROPOSED DEVELOPMENT

The proposal is for the replacement of the roof to the part of the leisure centre that accommodates the existing swimming pool with a profiled metal cladding roof.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

CM01 - Community Facilities

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

A site notice has been posted and neighbouring occupiers notified. No letters have been received.

CONSULTATIONS

No consultee responses received

COMMENTS

The application is brought before members as Thanet District Council are the applicant.

The proposal is for the replacement of the roof to the part of the leisure centre that accommodates the existing swimming pool. The roof was damaged following a storm, and the swimming pool has been closed since due to safety issues relating to the roof.

Policy CM01 of the Thanet Local Plan states that "*proposals for improvements to existing community facilities will be permitted provided they are in keeping with the character of the area*", and Policy QD02 of the Thanet Local Plan states that the primary aim in all new development is to be "*..... well designed, respect and enhance the character of the area paying particular attention to context and identity of its location, scale, massing, rhythm, density, layout and use of materials appropriate to the locality*"

The design of the proposed roof will match the shape of the existing roof, with the same pitch and roof expanse proposed. Planning permission is sought due to the change in materials proposed, which will result in a material change to the appearance of the building.

The existing roof consists of mineral roofing felt, on top of Stramit roofing boards that are 50mm thick. The agent has advised that Stramit is no longer available as it is an unreliable material that loses its structural properties when wet.

The proposal is for the use of profiled metal cladding that is 135mm thick, to be attached to new and existing purlins, which will provide stability. The proposed cladding consists of insulated composite metal cladding panels, and each panel has internal and external metal sheets with insulation between. The agent has advised that the cladding system proposed is used extensively on new commercial and industrial buildings, and has a 40 year guarantee.

There will be some visual impact as the roof is visible in long distance views across the park, and the change in material from felt to metal cladding will result in a more reflective material, however, the existing mansard material on the other first floor element is already metal clad, and therefore the use of this material will appear in keeping with the existing building.

The replacement of the roof is necessary so that the swimming pool can reopen, and therefore the proposed works ensure the ongoing continued use of a community facility, with a visual change that is not considered to be detrimental to the character and appearance of the area.

The proposed works are therefore considered to be acceptable and in accordance with Policies CM01 and QD02 of the Thanet Local Plan.

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

Case Officer

Emma Fibbens

TITLE: F/TH/22/1070

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