

A09

L/TH/22/1171

PROPOSAL: Application for Listed Building Consent for internal alterations to facilitate change of use of a one bedroom ground floor flat and

LOCATION: lower ground floor storage area into a 2 bedroom flat by reinstatement of staircase and internal alterations

5A Royal Crescent St Augustines Road RAMSGATE Kent
CT11 9PD

WARD: Central Harbour

AGENT: No agent

APPLICANT: Mr Alexander Melman

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 Prior to the installation of the proposed internal doors details of the proposed doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

3 Prior to the installation of the proposed internal window details of the proposed window shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

4 Prior to the installation of the proposed fireplace surrounds details of the proposed fireplace surrounds shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a 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 proposed raised bathroom floor details of the construction and finish of the floor shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

6 Prior to the installation of new skirting, coving and mouldings detailed drawings at a scale of 1:5 of all new internal joinery work and fittings, including shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

GROUND

To secure a satisfactory internal treatment of the building thereby safeguarding the special significance of the property as a listed building in accordance with Policy HE03 of the Thanet Local Plan and advice as contained within the NPPF.

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

Please be aware that your project may also require a separate application for Building Control. Information can be found at:

<https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

For the avoidance of doubt, the Council has determined the application on the following plans PP_099 received 25 August 2022 and PP_100 received 23 September 2022.

SITE, LOCATION AND DESCRIPTION

5A Royal Crescent is a one bedroom ground floor flat located within the substantial four/five storey Grade II Listed Georgian crescented terrace, 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. At the rear of numbers 4-15 Royal Crescent (Including 5A) is a large mid 20th century rear extension which provides external deck access which replaced the traditional rear projections to this section.

5A is located on the ground floor and is currently in use as a flat. The basement directly below number 5A is currently in use for storage and appears to have previously formed part of a public toilet that was accessed from the public gardens on the southern side of the property.

RELEVANT PLANNING HISTORY

F/TH/22/1170 - Change of use of a one bedroom ground floor flat and lower ground floor storage area into a 2 bedroom flat by reinstatement of staircase and internal alterations. Pending consideration

L/TH/21/1535 - 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. Granted 20 January 2022

L/TH/15/1153 - Application for Listed building Consent for external alterations to replace existing roof lights with double glazed units and repair and replace internal and concealed rain gulleys, roof repair and repair and reinstatement of balcony, canopy and balustrading. Granted 06 July 2016

L/TH/13/0840 - Application for listed building consent for external alterations to fencing, installation of entrance gate with intercom. Granted 13 May 2014

F/TH/03/1329 - Installation of satellite dish to the roof. Granted 16 January 2004

L/TH/03/1328 - Installation of satellite dish to the roof Granted 13 February 2004

PROPOSED DEVELOPMENT

Application for Listed Building Consent for internal alterations to facilitate change of use of a one bedroom ground floor flat and lower ground floor storage area into a 2 bedroom flat by reinstatement of staircase and internal alterations.

The proposed internal works include the reinstatement of the existing staircase connecting the ground floor to the basement level, the removal of the existing wall dividing the living room and dining room and alterations to the layout to form a new bedroom, hallway and bathroom.

The floor level of the bathroom would be raised to provide a route for drainage from the new bathroom and kitchen at ground floor level.

At basement level a new wall would be erected to form a stairway and bedroom and a new opening would be formed to provide access to the proposed bathroom. It is also proposed to install an internal window between the proposed bedroom and bathroom at basement level.

DEVELOPMENT PLAN POLICIES

HE03 - Heritage Assets

SP36 - Conservation and Enhancement of Thanet's Historic Environment

NOTIFICATIONS

Letters were sent to neighbouring property occupiers, a site notice was posted close to the site and an advert was posted in the local newspaper.

No responses have been received.

Ramsgate Town Council - No comment

Ramsgate Heritage and Design Forum - Object Insufficient information to assess loss of original fabric. How is a wood burner being installed in a unit of flats?

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application, I would like to state that I have no objections and believe there would be a minimal implication to the significance of the listed property.

COMMENTS

This application is presented to the Planning Committee as Thanet Council is the freeholder of this part of Royal Crescent.

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 assets , 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 of the Thanet Local Plan states that "The Council will support, value and have regard to the historic or archaeological significance of Heritage Assets.."

Policy HE03 of the Thanet Local Plan states that proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss and the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework.

There is evidence within the property of significant alterations to the layout of the property with stud walls now dividing rooms and historic coving and skirting boards continuing through these walls in their original arrangement. It is therefore considered that the current arrangement is unlikely to be of any significant historic merit.

There is a staircase visible at basement level that has been blocked at ground floor level. It is proposed to move the existing ground floor bathroom and restore the staircase and the connection between the floors. A new hallway would be formed from the entrance of the property and the existing walls that divide the kitchen, hallway, living room and dining room would be altered to form a new bedroom and one large living room/kitchen. The existing kitchen wall abuts the fireplace and is therefore unlikely to be original and the arrangement of the coving and skirting indicates that there was likely to previously have been a large central opening and a double width room at fronting the clifftop. It is considered that given the existing awkward arrangement of the walls and the evidence of the previous walls the proposed arrangement would not result in significant harm to historic fabric of the building or understanding of its previous functions.

To facilitate the change in location of the bathroom and kitchen it is proposed to raise the level of the bathroom floor so that the pipework can be run underneath. Given the significant alterations to the arrangement and layout of the property that have already occurred this is not considered to be a significant change and it would facilitate the reinstatement of the existing stairs and a more sympathetic layout. Details of the construction of the raised floor would be secured by condition to ensure that alterations to the remaining historic fabric are minimised.

It is proposed to install an internal window and a new door between the bathroom and bedroom at basement level to provide additional light to the bathroom. An example of a window has been provided with the application. Similar to the upper level this wall appears to have been previously altered. Details of the proposed window and door would be secured by condition.

The chimneys breasts within the property have been bricked up and it is proposed to reinstate them and add sympathetic reclaimed surrounds. The reinstatement of the fireplaces is considered to significantly improve the character and appearance of the listed building and details of the proposed fireplace surrounds would be secured by condition

The existing parquet floor in the basement and remaining mouldings and skirtings around the property would be retained and restored. Where these are missing they would be restored to match the remaining historic sections.

New doors are proposed to be installed throughout the property. The existing doors do not appear to be historic and a number are in a poor condition. Details of the proposed doors would be secured by condition to ensure that they are of a suitable design and quality for the listed building.

Concern has been raised regarding the installation of a wood burner in the property. No wood burner is mentioned in the application documents and the applicant has confirmed that no external works are proposed as part of this application. Should further works be required additional applications for planning permission and listed building consent may be required.

Conclusion

Overall the proposed works would restore a number of historic features throughout the property and bring the basement level of the building back into use. Subject to the required conditions the proposed development is considered to result in less than substantial harm to the significance of the listed buildings and when this harm is balanced against the public benefits of preserving the building for the future and bringing it back into use, this harm is considered to be outweighed. It is therefore considered that this development would comply with policy HE03 of the Thanet Local Plan and the National Planning Policy Framework.

Case Officer

Duncan Fitt

TITLE:

L/TH/22/1171

Project

5A Royal Crescent St Augustines Road RAMSGATE Kent CT11 9PD

