

A10

F/TH/22/1170

PROPOSAL: Change of use of a one bedroom ground floor flat and lower ground floor storage area into a 2 bedroom flat by
LOCATION: 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered PP_099 received 25 August 2022 and, PP_100 received 23 September 2022.

GROUND;

To secure the proper development of the area.

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.

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

L/TH/22/1171 - 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. 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

The proposed development would extend the existing one bedroom flat on the ground floor into the basement to form a two bedroom flat.

DEVELOPMENT PLAN POLICIES

HE03 - Heritage Assets

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

QD04 - Technical Standards

SP36 - Conservation and Enhancement of Thanet's Historic Environment

TP06 - Car Parking

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

Southern Water - Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. - Reuse - Infiltration - Watercourse - Storm Sewer - Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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 District Council is the freeholder of this part of Royal Crescent.

Principle

The principle of extending and altering an existing dwelling is considered acceptable.

This development would result in the area that was previously in use as a public toilet being incorporated within a private dwelling/apartment. These toilets appear to have been closed to the public for a significant period of time, with the facilities removed and currently used as storage. There is no policy requiring the retention of these toilets in this location and given the condition of the site and the significant period of time they have been closed there is no principle objection to the change of use of this space.

Character and Appearance

The site is located within the Ramsgate Conservation Area and therefore the Council must take into account Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that in relation to conservation areas, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area.' 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.

Paragraph 130 of the National Planning Policy Framework states that development should be sympathetic to local character and the surrounding built environment and establish and maintain a strong sense of place.

Policy QD02 of the Thanet Local Plan provides general design principles for new development and states that the primary planning aim in all new development is to promote or reinforce the local character of the area and provide high quality and inclusive design and be sustainable in all other respects.

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 HE02 of the Thanet Local Plan requires that appropriate materials and detailing are proposed and that developments 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.

The Southern elevation of the site abuts an area of public open space, however no external changes are proposed as part of this application and whilst the open space remains the toilets have been closed and no longer associated with the space for a long time, therefore, this development is not considered to result in any significant harm to the character and appearance of the conservation area or the listed buildings in line with policies HE02, HE03 and QD02 of the Thanet Local Plan and the National Planning Policy Framework.

Living Conditions

No external changes are proposed as part of this application and, therefore, this development is not considered to result in any loss of light, sense of enclosure or overlooking to the neighbouring dwellings.

The extension of the existing ground floor flat into the basement to form a two bedroom, two storey flat is not considered to result in any significant increase in noise and disturbance to the neighbouring properties due to the basement location and the proposed use as part of the existing dwelling.

It is, therefore, considered that this application would have no significant impact upon the living amenity of the neighbouring property occupiers, in line with policy QD03 of the Thanet Local Plan and the National Planning Policy Framework.

The extended dwelling would exceed the space standards set out within policy QD04 of the Thanet Local Plan and all habitable rooms would receive natural light, outlook and ventilation as the basement is not set fully below the ground level.

No private amenity space is provided for the dwelling, however the southern side of the property has direct access to the adjacent public gardens. It is, therefore, considered that the proposed dwelling would provide an acceptable standard of accommodation for the future occupants.

Transportation

The property does not currently benefit from any off street parking and none is proposed as part of this application.

The site is located in a highly sustainable location with good access to services, facilities and public transport and the addition of one bedroom is considered to be a minor increase in the size of the property. It is, therefore, considered that the proposed development would have no significant impact on parking or highway safety in the area.

Other Matters

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 installation of a wood burner does not require planning permission. 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.

Southern water have indicated that a formal application would be required for a connection to serve the development, however as the site comprises an existing dwelling with a water supply that is being extended no additional connection is required in this instance.

Conclusion

The proposed extension to the existing dwelling would facilitate the reuse of part of the existing building and is not considered to result in any significant harm to the character and

appearance of the area, the living conditions of the neighbouring property occupiers or highway safety. It is therefore recommended that members approve this application.

Case Officer

Duncan Fitt

TITLE:

F/TH/22/1170

Project

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

