

A05

L/TH/23/0164

PROPOSAL: Application for Listed Building Consent for installation of replacement entrance doors and internal alterations

LOCATION: Public Conveniences Stone Pier MARGATE Kent CT9 1AP

WARD: Margate Central

AGENT: No agent

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 development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/22-23/04-03 received 31 January 2023.

GROUND;

To secure the proper development of the area.

3 Precise details of any new external doors, including their colour finish, shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first use of any part of the approved development.

GROUND:

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

INFORMATIVES

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

SITE, LOCATION AND DESCRIPTION

The Grade II listed Harbour Arm in Margate is situated to the east of Margate Main Sands. There are a number of businesses along the pier, including art studio space, retail, cafes and licensed premises. The public convenience block is a single storey structure located midway between the various outlets.

RELEVANT PLANNING HISTORY

L/TH/08/0357 - Application for Listed Building consent for the painting of existing doors and window frames Granted 07/05/2008

F/TH/07/0936 - Change of use to café, restaurant, artists' studios, art gallery and retail units, together with the erection of staircase and external alterations. Granted 03/10/2007

PROPOSED DEVELOPMENT

The application seeks listed building consent to refurbish the toilet block building internally and externally to improve the current facilities.

PLANNING POLICIES

Thanet Local Plan 2020

HE03 - Heritage Assets

NOTIFICATIONS

Neighbouring units have been notified, a site notice posted and an advert placed in the newspaper and no representations have been received.

CONSULTATIONS

Conservation Officer - Following a review of the proposed application, although there is some harm considered to be caused to the listed asset, the required maintenance and changes will ensure the sustained and effective use of the facilities overall. As such I do not object to the application proposed and would consider the setting and appearance of the heritage to be protected.

Environmental Health - Thank you for consulting Environmental Protection on the above planning application for which we have considered the potential for environmental health impacts and consider it to have a low environmental risk and therefore do not offer any comments in this regard.

COMMENTS

The application is brought before members as the land is owned by Thanet District Council. The only consideration required in this instance is the impact of the works on the listed building.

ANALYSIS

The Stone Pier is a Grade II Listed therefore the proposed works need to be assessed against 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'. Furthermore, Thanet Local Plan policy HE03 seeks to safeguard heritage assets against harm in line with the criteria set out in the National Planning Policy Framework (NPPF).

The heritage listing describes the pier as comprising five sections, angled to form a westward curve enclosing the harbour with single-storey C20 workshops built on the fourth and fifth sections of the pier, backing up against the promenade. The works relate to the refurbishment of the toilet block which is located towards the far end of the Harbour Arm midway between commercial and storage buildings. Whilst the toilet block is not of significant age it is physically attached to the Pier and its appearance has a significant impact on the setting of the listed structure.

The toilet block has a staggered footprint and comprises an Accessible WC to the front (the left hand side door is a separate unit and does not form part of this application) with the entrance to the Ladies and Gents WCs set further back. The Harbour Arms micro pub partially screens the entrance doors to the Ladies and Gents WCs which are set further back. The building is in need of repair and refurbishment as demonstrated by external photographs of the building provided on the 'Location Plan' and internal photographs shown on the 'Existing Floor Plan'. The internal photographs show damage to tiles and walls and a significant amount of graffiti.

The existing entrance doors are timber and it is proposed to replace these with steel doors. The 'Proposed Plans and Elevations' drawing provides a photograph showing the style of the door proposed. The doors appear typical of the style of doors found on public conveniences having large door handles that would be easy for members of the public to open and having a utilitarian appearance that would be easy to maintain. The door to the Accessible WC would contrast in material and design to the adjacent door, however, the size of the door opening would remain unchanged. The windows are covered with 'blinking panels' and it is proposed to replace these with steel panels to match the steel entrance doors. The replacement of the doors and blankings would refresh the appearance of the building however these changes would not alter the structure of the building or significantly alter the appearance of the building when viewed as a whole.

In 2008 Listed Building consent was granted (reference L/TH/08/0357) for the painting of the doors and window frames along the pier. The colours were chosen to be 'lively and vibrant and contribute to the overall character and appearance of the conservation area and enliven the listed buildings'. This proved to be effective with the transition in colours visible from The Parade and Marine Drive and from longer views across the bay from Nayland Rock. The door to the adjoining unit was painted pink and the door to the Accessible WC door was painted orange. Being centrally located within the row of buildings the colours visually linked the buildings as a pleasing cohesive whole along the pier. It is therefore considered

important that the door be finished in a colour that blends into the overall colour scheme. The Ladies and Gents doors are set further back and their impact would have less impact, however finishing these doors in the same colours would be helpful for members of the public to identify the location of the public conveniences. Precise details of the door finishes have not been provided at this time and will be requested through a planning condition.

Internally it is proposed to reorder the internal space to improve circulation within the building and make better use of the available space. The cubicles would be constructed using metal partitioning following removal of existing block walls. The WCs, urinal and vanity unit would be replaced using stainless steel goods which are more robust for their use and easy to maintain. The building has no features of historic value and the internal alterations would not result in the loss of historic fabric. The proposed alterations are therefore considered acceptable.

With regards to the listed Stone Pier, as a listed building, there is a requirement for decisions to 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 193 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 196 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 toilet block is in need of refurbishment to secure its future use and to ensure its appearance does not deteriorate and negatively impact on the overall setting of the listed structure.

Taking the above into account the proposed works are considered to have limited impact on the historic fabric of the listed building. The works would therefore result in less than substantial harm to the listed building when weighed against the public benefits of providing improved public conveniences whilst maintaining the appearance of the building in this prominent location. The replacement of the doors and refurbishment of the facilities would preserve the building as a whole to allow for its future use, in line with the NPPF.

Conclusion

The works proposed would not have a significant detrimental impact or harm the historic features and fabric of the listed building. The works are therefore considered to have sufficient regard to the Listed Building in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy HE03 and the NPPF and it is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE: L/TH/23/0164

Project Public Conveniences Stone Pier MARGATE Kent CT9 1AP

Scale:

