

A09

L/TH/23/0199

PROPOSAL: Application for Listed Building Consent for installation of wrought iron gate to South West elevation to the Margate Clock Tower

LOCATION: Margate Clock Tower Marine Drive MARGATE Kent CT9 1DH

WARD: Margate Central

APPLICANT: Mr Paul Holebrook, 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).

SITE, LOCATION AND DESCRIPTION

The Margate Clock Tower lies within the urban confines, inside the Margate Conservation Area. The Clock Tower occupies a prominent location, adjacent to the roundabout serving Marine Gardens, Marine Drive and Marine Terrace. The clock tower can be seen in long views along Marine Terrace, Marine Drive and Marine Gardens and is a focal point of the surrounding area and is situated close to the beach.

The Grade II Listed building is a four sided clock tower which was built in 1888-9 to commemorate Queen Victoria's Golden Jubilee in 1887. Built of Kentish ragstone with Portland stone above. Small octagonal cupola and dome in cast iron surmounted by a weathervane and a Time Ball. 4 clock faces set in stone with heraldic beasts below and plaques with busts of Queen Victoria, Prince of Wales (later King Edward VII), Princess of Wales (later Queen Alexandra), and the Crown encircled by the word 'Jubilee' and the year '1887' (the original terracotta plaques by Doulton have since been replaced with copper repoussé panels).

RELEVANT PLANNING HISTORY

L/TH/14/0211 - Application for Listed Building Consent for the erection of a 1no. information sign

PROPOSED DEVELOPMENT

This is an application for Listed Building Consent for the installation of a wrought iron gate to the south west elevation of the Margate Clock Tower.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP36 - Conservation and Enhancement of Thanet's Historic Environment
HE03 - Heritage Assets

NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted. No representations have been received.

CONSULTATIONS

TDC Conservation Officer:

Following a review of the proposed application I would consider there to be a limited implication to the setting and appearance of the asset. As such I do not object to the proposed.

COMMENTS

The application is brought before members as the application has been made on behalf of Thanet District Council.

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'.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be the Secretary of State 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.

Policy SP36 sets out that the Council will support, value and have regard to the historic or archaeological significance of Heritage Assets by protecting the historic environment from inappropriate development, encouraging new uses to bring listed buildings back into use and encouraging their survival and maintenance without comprising the conservation or significance of the asset and supporting development that is of a high quality design and supports sustainable development.

Policy HE03 sets out that the Council supports the retention of local heritage assets, including structures, features and gardens of local interest. Proposals that affect both designated and non-designated heritage assets will be assessed by reference to the scale of harm or loss of the significance of the asset in accordance with the criteria set out in the NPPF.

The main considerations are the impact of the development on the significance of the listed building.

The application proposes the installation of a wrought iron gate to the south west elevation of the Grade II Listed building which faces Marine Terrace. The National Planning Policy Framework states that when considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The works to the Margate Clock Tower are set out in the Design and Access statement which states that the installation of the gate is required to prevent repeated vandalism to the front entrance door and has been designed to complement the Heritage Asset and the conservation area. The design will incorporate a Royal Cypher to celebrate the Coronation of King Charles III and The Queen Consort.

The Margate Clock Tower tower is entered through a door which is situated in the south west elevation. There are markings to the floor to show that a gate existed previously, however, it is no longer in situ and the existing entry door into the Clock Tower has been damaged through vandalism although it has been recently repaired and painted.

The proposed wrought iron gate would be 1.9 metres high, 0.97 metres wide with vertical rails to the bottom section, 2 No. horizontal rails at the mid section and 1No. horizontal rail to the top section, where there will be 5 railhead finials above. There will be a royal ciper to the centre of the mid section to commemorate King Charles III coronation. It will be installed within the door niche to the south west elevation where a previous gate used to be.

The Conservation Officer has stated that there will be a limited impact on the listed building and does not object. It is considered that the proposed wrought iron gate will be in keeping with the Margate Clock Tower and will enhance the Margate conservation area and the Listed building it will be installed in.

Conclusion

In conclusion, the proposed wrought iron gate installed to the south west elevation of the Grade II Listed Margate Clock Tower would serve to promote and enhance the significance of this designated heritage asset. Whilst the proposed wrought iron gate would be highly visible from public vantage points, it is considered that the scale, siting and design of the gate are sympathetic to the Listed Building. It is considered that the proposed development would not have a significant impact upon the designated heritage asset, and accords with Thanet Local Plan Policies SP36 and HE03 and the advice and guidance of the National Planning Policy Framework. It will enhance the listed building and the surrounding conservation area and it is therefore recommended that members approve the application.

Case Officer
Dawn Rollason

TITLE:

L/TH/23/0199

Project

Margate Clock Tower Marine Drive MARGATE Kent CT9 1DH

