

**A04**

**L/TH/23/0700**

**PROPOSAL:** Application for Listed Building Consent for resurfacing of promenade and steps of Ramsgate Bowling Club with asphalt following the removal of existing asphalt, replace missing balusters and repair cracks

**LOCATION:** Ramsgate Bowling Club Bowling Greens Royal Esplanade RAMSGATE Kent

**WARD:** Cliffsend And Pegwell

**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).

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 application relates to Ramsgate Bowls Pavilion which is located on the southern side of Royal Esplanade, Ramsgate. The property is Grade II listed (1988) and is located within the Ramsgate Royal Esplanade Conservation Area.

The building is single storey with a flat roof that forms a promenade accessed by steps from the pavement. The perimeter of the promenade has concrete balustrades in between piers. The surface of the promenade and steps are finished with asphalt.

RELEVANT PLANNING HISTORY

The site has had numerous applications over the years, however, none are directly relevant to this application.

### PROPOSED DEVELOPMENT

Listed building consent is sought for the removal of the asphalt covering from the roof promenade and steps and relay new asphalt to match the existing, together with replacing missing balusters and repairing cracks.

### REPRESENTATIONS

Letters were sent to the occupiers of adjoining properties, a site notice posted close to the site and the application advertised in a local newspaper. No representations have been received.

**Ramsgate Town Council:** No comment

### DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment

Policy HE03 - Heritage Assets

### CONSULTATIONS

**TDC Conservation Officer:** Following a review of the proposed scheme I would like to state that I have no objections given the previous approval.

### COMMENTS

This application is referred to the Planning Committee as the applicant is 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'. 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. Paragraph 199 of the NPPF goes on to advise 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.

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 only consideration in the determination of this application is the impact of the work on the significance of the listed building bearing in mind the National Planning Policy Framework (NPPF) which advises that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them into a viable use consistent with their conservation.

The aim of this application is to protect the historic fabric of significance, carrying out external repairs, resurfacing and replacement of missing balusters.

The Conservation Officer has confirmed that no objection is raised to the works.

The resurfacing of the promenade and steps with asphalt would be a like for like repair and therefore no result in harm to the designated heritage asset.

Other works include the replacement of missing balusters which is considered to be an overall improvement to the whole appearance of the asset. Indeed the repair of cracks within the fabric are also considered to be an improvement and secure the longevity of the asset.

Negligible harm will be caused to the building, indeed the proposals will enhance the building's fabric and appearance with the repair of damaged elements. Whilst some replacement will be necessary this will ensure the continued use and protection of the building.

It is considered that the proposal results in negligible harm to the significance of the listed building, but this harm will be less than substantial when considered against the improvements proposed and the public benefit of providing the continued use of the facility. The proposal as amended would preserve the special architectural and historic interest of the listed building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of policies SP36 and HE03 of the Thanet Local Plan. Therefore the application is recommended for approval.

**Case Officer**

Gillian Daws

TITLE:

L/TH/23/0700

Project

Ramsgate Bowling Club Bowling Greens Royal Esplanade RAMSGATE Kent

