

**A05**

**L/TH/23/0340**

**PROPOSAL:** Application for Listed Building Consent for the installation of festoon lighting

**LOCATION:** 8 To 25 Military Road RAMSGATE Kent CT11 9JX

**WARD:** Central Harbour

**AGENT:** Miss Laura Fidler

**APPLICANT:** Mrs Rebekah Smith

**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 size of the bulbs shall not exceed 7 centimetres in diameter and the brightness of the bulbs shall not exceed 50 watts.

**GROUND:**

To safeguard 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, and in the interests of public safety.

3 Prior to the installation of the festoon lights hereby permitted, detailed drawings at a scale of 1:5 detailing the method of fixing to the building, 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 safeguard 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**

For the avoidance of doubt, the Decision has been based upon the following plans: Block Plan and Additional plans received 6 March 2023 and Proposed Elevation received 12 April 2023.

## SITE, LOCATION AND DESCRIPTION

Nos.8-25 Military Road lies within the Ramsgate Conservation area. The site is situated along Military Road and under Royal Parade, which houses various commercial and industrial premises. The arches face Royal Ramsgate Harbour and can be seen in long views from Harbour Parade, the east and west harbour wing walls and from various points around the harbour.

The Grade II listed structure comprises 25 arches, 1 to 9 are single storey and 10 to 25 are two storey which support Royal Parade above with retaining walls along the face of West Cliff. It was built in 1893-1895 and was designed by the borough engineer, W A McIntosh Valon with Pulham and Sons. The terracing, brick arches and balustrades form part of an important group of listed buildings and structures within Military Road which include the former Smack Boys' Home, the Sailors' Church, former Sailors' Home and the staircase known as Jacob's Ladder (all Grade II Listed) which are spaced along the seafront at Ramsgate and which were built in the period between 1893 and 1936.

Ramsgate Harbour is the only Royal harbour in the UK, sited within the Ramsgate Conservation Area and is within the designated Heritage Action Zone.

## RELEVANT PLANNING HISTORY

None

## PROPOSED DEVELOPMENT

The proposed works are for the installation of festoon lighting to be installed along the inside of the arches 8 to 25 along Military Road.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2020**

SP11 - Ramsgate Waterfront and Royal Harbour

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE03 - Heritage Asset

## NOTIFICATIONS

Neighbouring occupiers have been notified and a site notice posted along with an advert in the local newspaper. Three representations have been received, two objecting to the proposal:

- Have lights within the business so irrelevant
- Disagree with festoon lighting

- Prefer pavement to be lit with regards to Health & Safety as more appropriate
- Security lights already installed no need for further lights
- Tourism trend is for wellbeing and nature, lighting at the harbour detracts from the ambience of the harbour
- Light pollution
- Problem with pigeons and moths which will be made worse
- Light installations already recognised at Christmas
- Ugly feature when unlit
- Why should occupants of arches pay for the running of the lighting as costs are already incurred for the upkeep of the arches.

### **Ramsgate Design and Heritage Forum:**

Steps to enhance the street scene along Military Road and the Arches in particular are most welcome. Concern was however voiced over the proposal given that TDC are currently upgrading the "wash" downlights and uplights on the arches. TS spoke to the TDC installer and the new LED lights are on 2 circuits which do not span all the arches. The new TDC lights are cool lights according to installer. There also appears to be renovation works on the arch facades. The Forum suggests that the festoon lights idea waits until the TDC works are complete and assess what is appropriate re: Existing lighting circuits Conflict of warm /cool lights in wash and festoon lights. Viability of festoon lighting for facades already decorated by businesses. Possibility of a design code for the arches emerging as part of the harbour renovation.

**Ramsgate Town Council** - No comments

### CONSULTATIONS

**TDC Conservation Officer** - 8 To 25 Military Road Ramsgate are Grade II listed Arch Structures overlooking Ramsgate Royal Harbour within Ramsgate Conservation Area.

Under the Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2 it states In considering whether to grant listed building consent for any works the local planning authority or 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.

Within the NPPF Section 16, 197 questions 'the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability' and 'the desirability of new development making a positive contribution to a local character and distinctiveness'.

This application is for festoon lighting installed along the length of the archways present to the port. From a heritage perspective this would have a minimal physical implication on the arches themselves whilst having some public aesthetic benefit.

There will be some level of implication to the setting and appearance of the surrounding conservation area and the harbour but again, this is considered to be minor. Lights in the harbour are an encouraged sight yearly at christmas and this would likely be an extension of this at a smaller scale. As such I do not object to the application proposed. I would recommend that details of physical attachment are submitted via condition and holes should be drilled into mortar rather than brickwork.

**TDC Harbour Master – (Final Comment)** The issue of the flashing lights that will be used for the light show in the evening, could possibly cause an issue with navigational light systems, however, if this could be conditioned so that the lights are never brighter than the navigation lights unless discussed with the Harbour Master, then there will not be an issue with the use of flashing/moving lights.

*Initial Comment*

We have 21 permanent berth holders located in the inner marina that have permission to stay there all year round. We are not taking on future requests due to safeguarding concerns. However, all boat owners can stay on their vessels up to 180 days a year, not more than 3 weeks at a time.

There is existing lighting in all arches that are from sunset until sunrise. These lights are there for safety and security of the tenants and pedestrians using Military Road. The lights located in the arches are 50 watt lights located at the top of the arches pointing down towards the entrances.

From a harbour point of view the lighting supplied should be sufficient for safe access of pedestrians along military road bearing in mind there are obstacles and a fenced waterfront along the road. This road is also transited by vehicles and emergency service vehicles accessing the lifeboat stations.

The lights could pose a navigational risk for vessels entering the marina. We have a traffic light system based on port control and the security office. These regulate the movements of vessels in and out of the marina. Flashing coloured lights could make these difficult to distinguish along the back scatter of night lights.

The other concern would be who would pay for the ongoing electricity and maintenance of the lights. Would this be RTC, the arches or the harbour? Who controls the lights and has access to the patterns. If there are any controversial light patterns can this be vetoed by arch owners/ harbour/ RTC etc.

**TDC Port and Harbour Engineer** - As we do not have street lighting along the arches of Military Road, we install the LED lights to illuminate the frontage. The LED lighting is 50W colour switchable as a replacement for traditional halogen fittings that failed.

COMMENTS

The application is brought before members as the application relates to buildings owned by 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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1991 requires that 'in the exercise, with respect to any buildings or other land in a conservation area of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 application proposes the installation of festoon lighting with 7cm bulbs to the Grade II Listed arches 8 to 25 along Military Road. 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 arches are situated along Military Road and differ in width and height. The arches towards the town centre are single height rising to double height with a space above and below from Arch 15, however the span remains largely uniform from Arch 8. The festoon lighting would be attached to individual arches around the span of each arch within the arch recess with the cables fixed across each column between the arches. The details of means of fixing will be conditioned.

The festoon lighting would be seen from the public realm at various points around the harbour, including Military Road, Harbour Parade, the east and west harbour wings and various mooring points across the harbour.

The design and access statement states that the lights will have a static display in warm white to provide extra light and each evening will be programmed to display a colourful 'snakelike' dance for approximately 10 minutes.

The Harbour Master originally raised a concern that the coloured lights may pose a navigational risk for vessels entering and leaving the harbour as a traffic light system is used to regulate movements in and out and the flashing lights may make the traffic lights difficult to distinguish them. Upon further discussion with the Harbour Master it was clarified that the main issue would be the brightness of the lights, which should not be brighter than the navigational lights. The applicant has confirmed that the proposed lights would be 50 watts, and it is understood that this is the brightness level of existing lights within the harbour. Subject to a condition restricting the brightness to no more than 50 watts, the impact upon the harbour, in relation to the setting of the designated heritage asset, from the lighting is considered to be acceptable.

The Conservation Officer has stated that there is no objection to the lights being installed along the listed arches, however, the lights should be fixed in the mortar rather than the brickwork, with details of the intended methodology for fixing to be submitted via condition.

The proposed festoon lighting to be installed to 8-25 Arches Military Road would serve to promote and enhance the significance of this designated heritage asset. It is considered that the proposed development would not have a significant impact upon the designated heritage asset, as the proposed works are reversible and could be removed if required. The proposal is therefore considered to accord with Thanet Local Plan Policies SP36 and HE03 and the advice and guidance of the National Planning Policy Framework. It is therefore recommended that members approve the application, subject to safeguarding conditions.

**Case Officer**

Dawn Rollason

TITLE:

L/TH/23/0340

Project

8 To 25 Military Road RAMSGATE Kent CT11 9JX

