

A05

L/TH/23/1003

PROPOSAL: Application for Listed Building Consent for the erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall.

LOCATION: Former Port Control East Pier Ramsgate Kent CT11 8LJ

WARD: Central Harbour

AGENT: No agent

APPLICANT: Ms Theresa 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 artwork hereby approved shall be installed in accordance with the details included in the Design Access and Heritage Statement Mooch v2 received 29 August 2023 and on plans numbered 400-LOC-002 received 26 July 2023, EL01 Rev 4 and AA Rev 4 received 09 October 2023.

GROUND

To safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

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.

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

For the avoidance of doubt, the Council has determined the application on the following plans 400-LOC-002 received 26 July 2023, EL01 Rev 4 and AA Rev 4 received 09 October 2023.

SITE, LOCATION AND DESCRIPTION

The site is located on the inside of the East Pier, to the north of the Royal Harbour Brasserie. This part of the pier is accessible to both pedestrians and vehicles and visible in long views across the harbour. The East Pier is part of the grade II* listed Royal Harbour and the site comprises a stone wall with vertical timber fenders.

RELEVANT PLANNING HISTORY

There is an extensive planning history for the East Pier. The planning history below relates to a similar development in a different location on the pier.

F/TH/20/1781 - Erection of illuminated art work / sign featuring 1.8m high copper letters 'PERFUGIUM MISERIS' on perforated steel back plate with supporting steel structure and fibre optic lighting system. Granted 30 April 2021

PROPOSED DEVELOPMENT

The proposed development is the erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall. The proposed letters would spell 'PERFUGIUM MISERIS' which translates from Latin to "refuge for those in need". The aluminium frame would be mounted onto four of the wooden fenders on the harbour wall and four additional bolt fixings would be made into the harbour wall. The artwork would be mounted below the high tide level so that when the tide comes in it disappears from view and 12 rubber fenders would be erected above and below the sign to protect it.

DEVELOPMENT PLAN POLICIES

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE03 - Heritage Assets

QD01 - Sustainable Development

QD02 - General Design Principles

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

CONSULTATIONS

TDC Conservation Officer - I would consider there to be a level of harm caused to the setting and appearance of the listed asset and royal harbour, however all mitigations have been made in the approach to the attachment to the pier that the physical harm is reduced where it can be. There are also other public and social benefits to consider as well as this proposal being a long term but temporary project.

As such I do not object to the application proposed but would suggest that a date is set for the condition of the artwork to be reviewed after the proposed ten years.

COMMENTS

This application is brought before members as the site belongs to 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. 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.

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 HE03 of the Thanet Local Plan states that; "Proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework."

The sign and frame would measure 1.5m high, 22m wide and project 0.17m beyond the fenders on the face of the pier. It would be connected to four timber fenders, one at each

end and two close to the centre, with four bolts in each fender and bolted directly to the face of the pier at four points between the timber fenders. 12 fenders would be installed 0.3m above and below the sign.

The physical attachment of the sign to the pier would result in some damage to the historic fabric of the pier, however the number of attachments is considered to be limited in number and the resulting damage is not considered to be significant or prejudice the future of the listed structure.

This part of the pier is highly prominent in long views across the harbour and the sign would alter the appearance of the pier. This is an application for permanent permission, however the applicant indicates that the expected duration of the installation is tens years and it is considered that when the sign is removed the pier could readily be restored to its current condition. Furthermore the sign would be located below the high tide mark so would only be visible for part of the time and this is a working harbour where various boats would be moored against the harbour wall obstructing views of the pier.

Signage with the same wording has previously been installed in a similar location on the pier and it is considered that the installation of artwork related to the maritime heritage of the pier and harbour would promote public interest, social interaction and have some economic benefits through increased tourism to the harbour and Ramsgate. It is therefore considered that this proposal would represent a number of public benefits and the limited harm to the listed structure would be outweighed and this application should be approved.

Case Officer

Duncan Fitt

TITLE:

L/TH/23/1003

Project

Former Port Control East Pier Ramsgate Kent CT11 8LJ

Scale:

