

**A07**

**L/TH/23/1199**

**PROPOSAL:** Application for Listed Building Consent for partial demolition of the second floor to facilitate the reconstruction of the front and flank elevation, reinstatement of parapet, installation of 2no. timber sliding sash windows, replacement of chimney pots and installation of rooflight within the front facing roofslope

**LOCATION:** 12 La Belle Alliance Square RAMSGATE Kent CT11 8HU

**WARD:** Eastcliff

**AGENT:** Mr Matthew Gerlack

**APPLICANT:** Mr Oscar Ruben, 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 works hereby approved shall be carried out in accordance with details contained with the Structural Works report submitted with the application and as annotated on the approved plan numbered 22/593/MG/PL01, received 4 September 2023 and the Design, Access and Heritage Statement, received 8 September 2023.

**GROUND:**

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

3 The windows to be installed at second floor level within the front elevation, in the location shown on drawing numbered 22/593/MG/PL01 Rev A, shall be single glazed and carried out in accordance with the joinery details shown on amended drawing numbered 23/593/MG/PL03 Rev B received 23 October 2023.

**GROUND:**

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

4 The rooflight hereby approved shall be 'conservation style' rooflights, set flush with the roof plane in the location shown on drawing numbered 25/593/MG/PL02 Rev A, received 8 September 2023.

**GROUND:**

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

5 The new facing brickwork/stonework shall match the existing brickwork/stonework in respect of the dimensions, colour, texture, face bond and pointing and the use of lime mortar.

**GROUND**

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

**INFORMATIVES**

For the avoidance of doubt, the Council has determined the application on the following plans numbered 25/593/MG/PL01 received 4 September 2023, 25/593/MG/PL02 Rev A, received 8 September 2023 and joinery details on amended drawing numbered 25/593/MG/PL03 Rev B, received 23 October 2023.

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.

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 property is an end of terrace three storey dwelling with basement in La Belle Alliance Square. The property is Grade II Heritage Listed along with Nos 9, 10 and 11 and forms a terraced group. The flank elevation of the property is highly visible from the Plains of Waterloo with views across the car parking area located on the corner with the junction.

**PLANNING HISTORY**

L/TH/15/0366 GTD 9 October 2015  
Application for Listed Building Consent to infill elliptical arch to first floor front elevation

**PROPOSED DEVELOPMENT**

The application seeks to stabilise the masonry on the building and reconstruct the front and flank elevation of the second floor of the building and reinstate the parapet. Two timber sliding sash windows are proposed to be installed to replace the existing windows, together with the replacement of chimney pots. It is also proposed to install a rooflight within the front facing roofslope.

## PLANNING POLICIES

HE03 - Heritage Assets

## NOTIFICATIONS

A site notice has been posted and letters sent to neighbouring properties and an advert placed in the local newspaper and no representations have been received.

**Ramsgate Town Council** - The planning application was not called in for consideration and therefore no comment is made.

## CONSULTATIONS

**TDC Conservation Officer** - 12 La Belle Alliance Square is located within Ramsgate Conservation Area a short distance from the main thoroughfare of the commercial town.

Thanet's Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.' As well as Section 8 which states 'Appropriate materials and detailing are proposed and the development would not result in the loss of features that contribute to the character or appearance of the conservation area. New development which would detract from the immediate or wider landscape setting of any part of a conservation area will not be permitted.'

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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.

This application proposes to partially demolish the existing listed property in order to fully rebuild it in a like for like manner, with the intention to keep material where possible. This is due to a structural failure in the property which needs to be fully investigated and repaired rather than superficially maintaining its fabric with repeated repairs as has been achieved until now.

Materials proposed match that directly from that being removed which is a positive aspect of this application, keeping the reconstruction consistent and truly like for like.

Works to the building to ensure its maintained appearance and structure ultimately would appear positive to the setting and appearance of the surrounding conservation area.

The intention is to retain the listed property sustainably for future generations and if the work through this application supports that through partial demolition and reconstruction then it should be supported. The works proposed are invasive and do implicate the fabric of the building, however if it is that or total loss of collapse of the structure then I do not object to the application proposed. I also consider it to comply with the aforementioned legislation.

If this application was to be approved I would suggest that the building is recorded photographically before its demolition in order to preserve its fabric visually before works start, this can be achieved through condition.

Details should be submitted of all replacement windows proposed via condition also.

**Historic England** - Thank you for your letter of 14 September 2023 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

## COMMENTS

This application is reported to the Planning Committee as the applicant is Thanet District Council.

The consideration for Members to assess is the impact of the work on the architectural and historic significance of the listed building.

The proposed works would stabilise, repair and refurbish the Grade II Listed building. A detailed Inspection Report has been provided together with a detailed Structural Works schedule identifying a number of issues and methodology for carrying out essential repairs and refurbishment.

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). Paragraph 198 of the NPPF requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. 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. Paragraph 202 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.

The top floor of the building, on the front and flank elevation of the property, is in need of repairs due to structural failures as a result of historic settlement of the building. The proposed works seek to remove the damaged section of wall to the front and side elevations and reconstruct the walls, restoring the parapet wall and replacing broken chimney pots. Photographic evidence has been provided showing the condition of the windows and the Statement explains that the existing sash windows have been adjusted to cope with the settlement and due to this adjustment it is unlikely that it would be possible to incorporate the windows back into the front facade. It is therefore proposed to install two new timber sash windows of the same design. Joinery details have been provided with the application that initially showed double glazed windows, however following concerns that double glazed units would be unacceptable within a listed building the joinery details have been amended and now show single glazed units, and these are considered acceptable.

The flank wall is constructed of randomly coursed flintwork and is in poor condition. It is proposed to remove the damaged part of the wall and reconstruct and tie the wall into the roof. The repointing of the flint wall is to be carried out with lime mortar to match existing.

Within the front facing roofslope of the M shaped roof it is proposed to install a rooflight. The Applicant's Agent has advised that the rooflight is required to provide access for the maintenance of the gutter. The lack of safe access to the front parapet has resulted in the gutter becoming blocked and a rooflight in this location would facilitate safer access for repair and maintenance and limit future damage to the listed building. Whilst the Council would prefer to see the rooflight located within a rear facing roofslope it is considered the benefits of facilitating repairs and maintenance would provide an overall benefit to the future preservation of the building. In this instance the rooflight is relatively small in scale and would result in limited disruption to the original roof which is being refurbished through these works, and it would be mostly screened behind the parapet wall and therefore would not significantly detract from the appearance of the building. Provided the rooflight is a conservation style rooflight that lays flat to the roof surface this is considered acceptable on balance.

The Conservation Officer has been consulted and raises no objections to the works as this would ensure the future preservation of the building. It is recommended that photographs are taken of the elements being removed in order to maintain an historic record.

It is considered the proposed works would sympathetically stabilise and repair the building and prevent its further deterioration. Paragraph 199 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 202 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 proposed works are considered to preserve the listed building, with public benefits from the refurbishment preserving the building as a whole to allow for its future use, in line with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Thanet Local Plan Policy HE03 and the NPPF.

### **Conclusion**

The proposed works are considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Thanet Local Plan Policy HE03 and the NPPF, and as such it is recommended that Members approve the application subject to safeguarding conditions.

### **Case Officer**

Rosemary Bullivant

TITLE:

L/TH/23/1199

Project

12 La Belle Alliance Square RAMSGATE Kent CT11 8HU

