

A08

L/TH/23/1249

PROPOSAL: Application for Listed Building Consent for the installation of GRP UKPN electricity cabinet on plinth and 2No bollards

LOCATION: Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

WARD: Margate Central

AGENT: No agent

APPLICANT: Mark Galloway, 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 cabinet hereby permitted shall be finished in grey and the bollards shall be black metal as annotated on the approved plan numbered CR/23-24/103/01, received 18 September 2023, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

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

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

For the avoidance of doubt, the Council has determined the application on the following plan numbered CR/23-24/103/01 received 18 September 2023.

SITE, LOCATION AND DESCRIPTION

The Grade II listed Harbour Arm in Margate is situated to the east of Margate Main Sands. The site is located adjacent to the Park and Display ticket machine and approximately 10.5 metres north-west of the Droit House. The electricity cabinet and bollards are proposed to be sited immediately in front of the metal railings at the base of the steps leading onto the upper level of the Stone Pier.

RECENT PLANNING HISTORY

L/TH/23/0164 - Application for Listed Building Consent for installation of replacement entrance doors and internal alterations Granted 20.04.2023

PROPOSED DEVELOPMENT

The application seeks listed building consent to install a metal GRP UKPN electricity cabinet on the Stone Pier, set on a concrete plinth with two metal bollards located immediately in front of the doors.

PLANNING POLICIES

HE03 - Heritage Assets

NOTIFICATIONS

The nearest neighbouring properties have been notified, a site notice posted and an advert placed in the newspaper and 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 listed structure given its functional nature and existing paraphernalia. As such I do not object to the application proposed.

Historic England - Thank you for your letter of 26 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.

COMMENTS

The application is brought before members as the land is owned by Thanet District Council. The only consideration required in this instance is the impact of the works on the listed building.

The Stone Pier is a Grade II Listed therefore 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).

The heritage listing describes the pier as comprising five sections, angled to form a westward curve enclosing the harbour with single-storey C20 workshops built on the fourth and fifth sections of the pier, backing up against the promenade. The works relate to the installation of a metal GRP UKPN electricity cabinet on the Stone Pier, adjacent to the Parking metre and approximately 10.5 metres north-west of the Droit House. The metal cabinet would be finished in a grey colour and is to be set on a concrete plinth with two black metal bollards located immediately in front of the doors. The cabinet measures 1.2 metres wide, 0.55 metres deep and 1.5 metres high, set above a 100mm high concrete support plinth, giving the cabinet a finished height of approximately 1.6 metres. Immediately to the front of the cabinet it is proposed to install 1.1 metre high black metal bollards with a diameter of approximately 180mm.

The Supporting Statement explains that the current electrical supply to business on the Stone pier is provided from Droit House and the increased demand is resulting in overheating of the electrical system and it is recommended on health and safety grounds that the electrical system be disconnected. The proposed cabinet would provide a separate utility service for the Droit House and for businesses operating on the pier.

The size and design of the cabinet is dictated by UKPN requirements and the electrical demand requirements. The cabinet has been sited adjacent to the steps leading to the upper promenade and close to the parking meter cabinet and associated signage. This is considered the least disruptive location for the cabinet without compromising pedestrian or vehicular movements on the pier. It is considered the cabinet, with its grey coloured finish, would blend in successfully with the light coloured pavement slabs and stonework of the pier and would not therefore appear unduly prominent or intrusive when seen from longer views. The bollards are required to protect the cabinet from vehicular impact and it is considered that their traditional design would be sympathetic to their location whilst protecting the integrity of the cabinet.

With regards to the listed Stone Pier, as a listed building, there is a requirement for decisions to 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 193 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 196 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 electrical cabinet, together with the bollards, would be discreetly located against the backdrop of existing railings, and adjacent to an existing parking metre and bollards. The

cabinet is required to provide future resilience for the safe supply of electrical power for existing and future business on the Stone Pier, for which there is an identified need.

Taking the above into account the proposed works are considered to have limited impact on the historic fabric of the listed building. The works would therefore result in less than substantial harm to the listed building when weighed against the public benefits of providing a safe electrical supply to the Stone Pier with minimal disruption to original fabric and having minimal visual impact on the appearance of the Pier in line with the NPPF.

Conclusion

The works proposed would not have a significant detrimental impact or harm the historic features and fabric of the listed building. The works are therefore considered to have sufficient regard to the Listed Building in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy HE03 and the NPPF and it is therefore recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE:

L/TH/23/1249

Project

Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

