

A08

F/TH/23/1334

PROPOSAL: Replacement of existing single glazed timber framed windows and doors with double glazed UPVC windows and doors together with replacement of single door with double door on front (south-west) elevation

LOCATION: Brunswick Hall Hardres Street RAMSGATE Kent CT11 8QL

WARD: Eastcliff

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered BH002 Rev B, BH003 Rev B and BH004 Rev A, received 20 October 2023.

GROUND;

To secure the proper development of the area.

3 The replacement windows and doors to be installed shall be white framed and match the existing window profiles, as shown on drawing numbered BH002 Rev B, and using the Optima Profile 22 system as detailed in the Epwin Window Systems document, and confirmed by the applicant in correspondence received 27 November 2023, unless otherwise agreed in writing by the Local Planning Authority.

GROUND:

To secure the proper development of the area.

SITE, LOCATION AND DESCRIPTION

The building is located to the rear of Brunswick Court and to the east is a private car parking area for residents, with Loughborough Court located to the north-east and a grassed area to

the front elevation. The main access to the building is from Belmont Street, across a grassed and planted landscaped area. The brick built property is linked to the rear of Brunswick Court by a single storey building and comprises high level windows on all elevations below its flat roof, and a number of windows and doors on all elevations.

PROPOSED DEVELOPMENT

The application seeks to refurbish the building through the replacement of existing single glazed timber framed windows and doors with double glazed UPVC windows and doors together with the replacement of the existing single entrance door on the south-west elevation with double doors.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

QD01 - Sustainable Design

QD02 - General Design Principles

QD03 - Living Conditions

NOTIFICATIONS

Neighbours have been notified and a site notice posted and no representations have been received.

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 on the character and appearance of the area, impact on the living conditions of neighbouring residential occupiers and highway safety.

Character and Appearance

The property was built in the 1970s and is not heritage listed. The boundaries of the Ramsgate Conservation Area run along Hardres Street to the west, and Packers Lane off of King Street to the east. Brunswick Hall is located approximately 36 metres from these boundaries and therefore the building does not directly impact on the character and appearance of the nearby conservation area.

It is proposed to replace the existing single glazed timber windows and doors with white framed UPVC double glazed units on all elevations. A brochure has been provided of the Epwin Window Systems, and the applicant confirms it is proposed to use the Optima Profile 22 system. The replacement windows and doors will be similar in appearance to the existing frame widths, and the applicant confirms they will be finished in white to match existing, and further advises that this system has been used on other TDC properties.

The lower pane of the window on the south-east elevation (facing the car parking area) is to be obscured toughened glass. The same style of obscure toughened glass is proposed to be installed to the lower panes on the windows on the front (south-west) elevation. The existing entrance is served by a single door and it is proposed to replace this with double doors with the same form of obscure toughened glass to the lower panels.

The windows and doors are to be installed within the same openings and the overall refurbishment of the building would make a positive contribution to the character and appearance of the area and the streetscene. The development would therefore meet the requirements of Thanet Local Plan Policy QD02 and the NPPF.

Living Conditions

The application does not include any new window openings being created and the window relationship remains unchanged with neighbouring properties. The double doors to the main entrance replace an existing single door and fixed panel and would provide improved access to the building. It is unlikely that the refurbishment any harm would be caused to residential amenity. The proposal is therefore in accordance with Thanet Local Policy QD03 and the NPPF.

Living Conditions

The application does not include any new window openings and the main entrance will be retained at the front of the building with improved double door access. The relationship of the window and door openings with nearby residential properties would remain unchanged. It is therefore unlikely that the proposed development would result in harm to residential amenity. The proposal is therefore in accordance with Thanet Local Policy QD03 and the NPPF.

Highway Safety

There is a pedestrian pathway around the sides of the building and the window and door openings remain the same as existing. The main entrance is set away from the road and the double doors are shown opening inwards and therefore it is considered there is no additional harm to pedestrian or highway safety.

Conclusion

The design and materials of the replacement windows are in keeping with the character and appearance of the area, in accordance with Policies QD02 and QD03 of the Thanet Local Plan and the NPPF, and as such it is recommended that Members approve the application subject to safeguarding conditions.

Case Officer

Rosemary Bullivant

TITLE:

F/TH/23/1334

Project

Brunswick Hall Hardres Street RAMSGATE Kent CT11 8QL

Scale:

