

A03

L/TH/23/1248

PROPOSAL: Application for Listed Building Consent for the erection of a glasshouse following partial demolition of courtyard walls together with regrading of south lawn following alterations to paved terrace and formation of steps (Part Retrospective).

LOCATION: Bleak House Fort Road BROADSTAIRS Kent CT10 1EY

WARD: Bradstowe

AGENT: Phil Dadds

APPLICANT: Mike Dilkes

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 Prior to the erection of the glasshouse, details at a scale of 1:5 of the windows and doors to include sections through frames shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

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 advice contained within the National Planning Policy Framework.

3 The new sections of wall adjacent to the steps on the eastern side of the site shall be of the same colour, finish and texture as those on the existing wall.

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 advice contained within the National Planning Policy Framework.

INFORMATIVES

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.

For the avoidance of doubt, the Council has determined the application on the following plans 224/P10A and 224/P11A received 16 November 2023.

SITE, LOCATION AND DESCRIPTION

Bleak House is a highly prominent grade II listed building currently in use as a single dwelling. The site has a pedestrian access on the corner of Church Road and Fort Road and a vehicular access from Church Road that is shared with the adjacent dwelling, Trotwood. Church Road is a narrow road with no pavement and is enclosed on both sides by walls and fences. Fort Road is a narrow footpath that wraps around the eastern and southern boundaries of the site which are enclosed by a wall. Whilst Bleak House is prominent across Broadstairs, views into the site are limited due to the existing boundary treatment.

RELEVANT PLANNING HISTORY

FH/TH/23/1036 - Erection of a glasshouse following partial demolition of courtyard walls together with regrading of south lawn following alterations to paved terrace and formation of steps (Part Retrospective). Pending consideration.

L/TH/22/0863 - Retrospective application for Listed Building Consent for replacement of kitchen roof and internal alterations. Granted 29 July 2022

F/TH/22/0516 - Removal of flat roof and skylights to single storey garage/accommodation area to form an open walled parking courtyard with new gated access, infilling existing garage door and side door openings and relocation of existing metal gates together with the reinstatement of windows and door opening with installation of new doors and windows to the kitchen area. Granted 29 July 2022

L/TH/22/0079 - Part retrospective application for Listed Building Consent for external repointing to brickwork. Granted 02 March 2022

NM/TH/11/0711 - Application for non-material amendment to planning permission F/TH/05/1195 to relocate the boundary wall and gates fronting Church Road. Granted 01 November 2011

L/TH/11/0010 - Application for Listed Building consent for erection of glazed balcony screen to first floor. Granted 07 March 2011

L/TH/10/0801 - Listed Building consent for removal and erection of walls to workshop store, at ground floor, to create dining room, store and kitchen, together with insertion of ventilation duct and 2 No. roof lights. Alterations to ground floor utility and store room walls to provide

toilets. Installation of fire door and erection of wall and insertion of door to provide en-suite facilities at first floor. Granted 02 December 2010

F/TH/10/0456 - Change of use from single dwelling to a mixed-use comprising a museum, hotel and ancillary owner's/manager's accommodation. Granted 23 July 2010

L/TH/06/0210 - Internal and external alterations to west elevational wall of garage to provide new garage door, opening and associated piers, including part removal of existing wall. Granted 12 April 2006

F/TH/02/1245 - Change of use of property from residential and museum use to residential use as single dwelling. Granted 12 March 2003

L/TH/02/0912 - Alterations to, and demolition of part of, existing building, together with alterations and additions to existing boundary wall. Granted 11 February 2003

PROPOSED DEVELOPMENT

The initial application proposed "Erection of a glasshouse following partial demolition of courtyard walls together with erection of entrance gates and walls and regrading of south lawn following alterations to paved terrace and formation of steps and a plunge pool (Part Retrospective)." Following the submission of the amended plans removing the erection of entrance gates and walls and plunge pool the description of the application was updated to the following: "Erection of a glasshouse following partial demolition of courtyard walls together with regrading of south lawn following alterations to paved terrace and formation of steps (Part Retrospective)."

No alterations are proposed to the access to the site or existing or approved boundary walls and gates as part of the amended application.

An internal courtyard wall that is located perpendicular to Church Road would be demolished and a glass house would be erected in the resulting space. The glass house would have a brick plinth with glazed walls and roof above. The existing boiler flues would be retained at the front of the glass house.

Amended plans have removed the plunge pool and steps from the western side of the rear garden. The amended plans show steps on the eastern side of the garden and the rear garden with grass banks and a central level section that extends east to west.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan

SP35 - Quality Development

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE02 - Development in Conservation Areas

HE03 - Heritage Assets

QD02 - General Design Principles

Broadstairs and St Peters Neighbourhood Plan

BSP8 - Local Heritage Assets

BSP9 - Design in Broadstairs & St. Peter's

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.

Four letters of objection have been received raising the following concerns:

- Right of access would be restricted
- Access to neighbouring property
- Highway Safety
- No consultation with neighbours prior to submission
- No assessment of impact upon neighbouring property
- Retrospective works are unclear
- Works have been completed without permission
- Impact upon listed building
- Impact upon conservation area
- Impact upon the character and appearance of the area
- No public benefits
- Accuracy of plans and documents
- Application form has not been amended

Broadstairs and St Peter's Town Council - Updated comments received 06 December 2023

The Committee unanimously recommends OBJECTION due to concerns of access to the neighbouring property and impact on parking.

Updated comments received 08 November 2023

The Committee unanimously recommends REFUSAL on the grounds that the amended plans for the removal of the plunge pool have not been submitted as stated on 2nd October 2023. The Committee also have concerns with regards to the restricted access to neighbouring property.

Initial comments received 03 October 2023

The Committee were unable to make a recommendation as the applicant informed the committee that changes had been made to the application. The applicant was advised to contact Thanet District Council Planning for an amended plans application.

The Broadstairs Society - The Society has a difficulty with this particular application. There have been several applications in the past and the Society has either raised no objection or supported them. The building was in a rotten state and the new owners have been exemplary in restoring the interior as well as improving aspects of the exterior.

Subject to the Conservation Officer's views, the Society is of the view that any building, structure or feature within the curtilage of a Grade II Listed Building is subject to the same strictures as the Grade II Listed Building itself. However, because of the District Council's failure to publish a District - wide strategy in accordance with Policy HE03 the Society believes the 19th Century gazebo that was in the garden has now disappeared.

If a plunge pool was agreed would any new owner be as cavalier with its removal as someone has with the gazebo?

What the owners propose to do with the entrance gates, etc seems acceptable but, again, the Conservation Officer must be consulted.

CONSULTATIONS

TDC Conservation Officer - Bleak House is a Grade II listed iconic property in a prominent location in Broadstairs, as well as being within the Broadstairs Conservation Area.

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.'

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 is for works to the internal grounds at the North elevation of Bleak House as well as hard landscaping proposed for the garden.

To the North of the site is proposed to add in a glass roof over an area that already exists as an internal courtyard within the grounds. No changes are taking place to the boundary wall which will affect the outlook of the site or the setting and appearance of the surrounding conservation area. This is an area of modern construction and as such the additional roof encapsulating the space is acceptable. There is also evidence that a glass house of some form has existed in the grounds previously which further supports this stance.

Within the ground of the site the more contentious plunge pool has been removed from the scheme. Elsewhere, later additional concrete forms have also been removed from the site

and the ground made good with no further elements being added to the garden or landscaping at this stage.

This comment largely focuses on the implication to the listed property itself rather than the setting and appearance of the surrounding conservation area given that the risk is higher to the building itself.

Overall I am satisfied that the proposed application preserves and enhances the setting and appearance of the iconic listed property whilst adapting the building in a way that is subservient to the existing architectural language. As such I do not object to the application submitted and consider it to comply with the aforementioned legislation.

ANALYSIS

This application has been called to Planning Committee by Cllr Bayford for Members to consider the impact of the development upon the character and appearance of the area and access to the neighbouring property.

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 203 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."

An existing wall perpendicular to Church Road and forming an internal courtyard is proposed to be demolished. The submitted statement indicates that this section of the property is an extension to the existing property and the Council's Conservation Officer agrees with this assessment. The removal of this wall would result in the loss of some historic fabric, however as this is an extension to the property the resulting harm is considered to be limited.

The proposed glass house would infill the existing internal courtyard with the western elevation extending along the same line as the wall that is proposed to be removed. The glass house would be constructed with a brick plinth, glass to the western elevation and roof and an aluminium frame. Lead flashings would be used around the glass house and the

existing boiler flues would be retained in the same position. Whilst aluminium is a modern material it would provide a clear distinction between this new addition and the older sections of the property and the proposed design is considered to be in keeping with the age and character of the building.

In the rear garden the amended application includes the removal of part of the existing terrace and the regrading of the garden to form grass slopes. Historic images have been submitted with the amended plans showing grass banks to the rear garden. This evidence indicates that the existing terrace is an addition to the original property and the proposed arrangement would be similar to the historic arrangement. A new rendered wall would be formed along the existing steps on the eastern side of the garden. Given the similarities between the proposed arrangement and the arrangement shown in the historic images, the proposed arrangement is considered to be appropriate for the historic setting.

Other Matters

Concern has been raised regarding the right or access for the neighbouring property. Rights of access are a separate matter that falls outside of the planning system and cannot be considered in the determination of this application, however following the submission of the amended plans no alterations are proposed to the access to the site.

Concern has been raised regarding the quality and accuracy of the submitted documents. The Council considers that sufficient information has been submitted to determine the application.

Concern has been raised regarding the lack of consultation with the neighbouring properties prior to the submission of the application. No consultation is required prior to the submission of this type of planning application.

Concern has been raised that works have been completed without permission. Retrospective applications are considered in the same way as proposed applications.

Concern has been raised that the application form has not been amended. The description of the application has been amended in agreement with the applicant and the amended plans would be conditioned to control the development.

Conclusion

The amended development would result in the loss of some historic fabric through the alteration and demolition of parts of the property, however the areas that this application relates to are not original to the property. The harm resulting from the amended development is considered to be less than substantial. The design of the proposed glass house is considered to be appropriate for the age and character of the building and the alterations to the rear garden would give a similar appearance to the historic arrangement. The public benefits of the development are considered to be limited, however so is the level of harm and therefore this development is considered to comply with the guidance in the National Planning Policy Framework relating to heritage assets and Policies SP36 and HE03 of the Thanet Local Plan.

Case Officer
Duncan Fitt

TITLE:

L/TH/23/1248

Project

Bleak House Fort Road BROADSTAIRS Kent CT10 1EY

