

A08

L/TH/23/1641

PROPOSAL: Application for Listed Building Consent for the replacement of balcony to front elevation together with repairs to front facade and roof following demolition of existing balcony

LOCATION: 64 Grosvenor Place MARGATE Kent CT9 1UY

WARD: Margate Central

AGENT: Mr Matthew Gerlack

APPLICANT: Mr Kieron Cooper, 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 new valley and parapet gutters shall use code 5 lead and be installed as described in the Heritage, Design and Access statements and the detailed drawing no PL02 received on 12th December 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.

3 The new balcony hereby approved shall be constructed and installed as described in the Heritage, Design and Access statements and the detailed drawings no PL02 and no PL03 received on 12th December 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 No external walls shall be repaired until a minimum of 1m square sample panel of lime mortar pointing has been erected on site, and inspected and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

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.

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 1843 577522 for advice.

For the avoidance of doubt, the decision has been based upon the following documentation: the Heritage, Design and Access statements and the detailed drawings no PL02 and no PL03 received on 12th December 2023.

SITE, LOCATION AND DESCRIPTION

No. 64 Grosvenor Place is three storey dwelling with basement, located on a corner formed of both Grosvenor Place and Grosvenor Hill in Margate and is Grade II listed as part of a group listing (listing number 356543) with Nos. 48 to 64.

PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The application seeks Listed Building Consent for the replacement of the balcony to front elevation together with repairs to front facade and roof following demolition of existing balcony.

REPRESENTATIONS

Letters were sent to neighbouring occupiers, a site notice was posted near the site and an advert placed in the newspaper. No representations have been received in response.

DEVELOPMENT PLAN POLICIES

Policy SP36 - Conservation and Enhancement of Thanets Historic Environment
Policy HE03 - Heritage Assets

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application I would consider the proposal to be acceptable given the obviously visible poor condition of the existing balcony. As such I do not object to the proposed.

COMMENTS

This application is brought before members as the applicant is Thanet District Council.

The only consideration in the determination of this application is the impact of the proposal on the architectural and historic significance of the listed building.

Impact on the Listed building

The application property is Grade II Listed and lies within the Margate Conservation Area.

In line with the Planning (Listed Building and Conservation Areas) Act (1990), there is a legal duty to protect listed buildings and their setting. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) states: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority should have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historical interest which it possesses.'

Paragraph 197 of the National Planning Policy Framework (NPPF) 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. 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 of the NPPF states that 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.

Policy SP36 of the Thanet Local Plan sets out that the Council will support, value and have regard to the historic or archaeological significance of Heritage Assets by protecting the historic environment from inappropriate development, encouraging new uses where they bring listed buildings back into use, encouraging their survival and maintenance without compromising the conservation of the building or significance of the asset and supporting development that is of high quality design and supports sustainable development. Policy HE03 of the Thanet local Plan sets out that the Council supports the retention of local heritage assets, including buildings, structures, features and gardens of local interest. 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 set out in the NPPF.

The application seeks Listed Building Consent for the replacement of the balcony to front elevation together with repairs to front facade and roof following demolition of existing balcony.

The existing balcony appears to be in a dangerous condition, and given its location on the front elevation with close proximity to the public footpaths serving Grosvenor Place and Grosvenor Hill, has been temporarily supported. Evaluation of the materials has revealed that much of the structure is non-original, appearing to be constructed of mild steel, with bitumen roof covering and railing design which is at odds with nearby balconies along Grosvenor Place. Ideally the entire design would be replicated, but as the balcony is supported by internal cantilevered joists, it would lead to too much disruption and internal damage.

It is therefore proposed to support the replacement balcony structure with posts made from hollow mild steel fitted with cast iron half collars, capitals and base collars to appear in keeping, and finished with black paint. The balcony will be constructed with a timber roof frame with code 5 lead sheet covering and flashings, galvanised flooring with composite decking boards in charcoal and cast iron frieze and cast iron balcony panels designed to mirror those seen at Nos. 48 to 58A Grosvenor Hill. Any repairs to the front elevation will be undertaken using lime mortar. As such, the proposed replacement is considered to be an improvement, and the Conservation Officer has raised no objections.

It is also proposed to replace the failed valley gutter which has reached its end of life, with new, in code 5 lead, whilst also relining the parapet gutter in code 5 lead and replacing isolated damaged slates with those to match. These are considered essential to the long term protection and maintenance of the building as a whole, and as they will be replaced in code 5 lead, the work will help to preserve the significance of the listed building as a designated heritage asset. The Conservation officer has no concerns,

Conclusion

The proposed works would preserve and protect the appearance and significance of the designated heritage asset. The development is 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, Thanet Local Plan Policies SP36 and HE03 and the National Planning Policy Framework.

It is therefore recommended that members approve the application subject to safeguarding conditions.

Case Officer

Tanya Carr

TITLE:

L/TH/23/1641

Project

64 Grosvenor Place MARGATE Kent CT9 1UY

