

**A03**

**L/TH/23/1080**

**PROPOSAL:** Application for listed building consent for conversion of former public house into 4No 3 bed flats erection of part single and two storey rear extension together with external alterations to fenestration and roof and internal alterations.

**LOCATION:** The Britannia Fort Hill MARGATE Kent CT9 1HH

**WARD:** Margate Central

**AGENT:** Mr Ian Barber

**APPLICANT:** Miss Otilie Godfrey

**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 installation of any external windows and doors, joinery details at an appropriate scale of the windows and doors 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 policy HE03 and advice contained within the National Planning Policy Framework.

3 Prior to the installation of the rainwater goods, details including the material and a sectional profile shall be submitted to and approved in writing by the Local Planning Authority. The rainwater goods shall be installed 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 policy HE03 of the Local Plan 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>

### SITE, LOCATION AND DESCRIPTION

The application relates to the former Britannia Public House which is located on the southern side of Fort Hill, Margate. To the south of the site is Margate Police Station. To the north and east are residential properties.

The Britannia is Grade II listed and is located within the Margate Conservation Area. It is two storey in height and also has a basement. The building has a slate roof and castellated parapet and a small single storey projection at the front. The building is part rendered at the front with a glazed area and fascia sign indicating its last use as a public house. To the rear the building is constructed in yellow/brown bricks and is enclosed by a brick and flint wall to the boundaries.

The site lies within the urban confines, inside the Conservation Area in a sustainable location, and currently comprises a Public House- although not operating at the time of the application site visit. It fronts Fort Hill with hard surfacing to the front for vehicle parking and to the rear the former pub garden.

### RELEVANT PLANNING HISTORY

The site has had numerous applications over the years, directly relevant to this application is the corresponding full application.

F/TH/23/0945 - Change of use and conversion of public house into 4No. 3 bed flats, erection of part single and two storey rear extension together with external alterations to fenestration and roof. Current

### PROPOSED DEVELOPMENT

Since the application was submitted the cottages to the rear of the site, within the public house gardens have been removed, following officers' concerns.

Listed building consent is now sought for the conversion of former public house into 4No 3 bed flats erection of part single and two storey rear extension together with external alterations to fenestration and roof and internal alterations.

The 4 flats would be contained over the three floors of the property (first floor, ground floor and basement) . Flat 1 would have its entrance from the front of the building, having its living room, snug and store at basement level (a larger window created to the front and a new window to the rear, at ground floor level there would be a kitchen, family/dining area family bathroom, three bedrooms one with an ensuite. Flat 2 would have its own access to the site of the building leading directly into the open plan kitchen/dining and living area, in addition there is a family bathroom and three bedrooms one having an en suite. At first floor level, accessed via the front entrance; also serving flat 1 are the two further flats (flats 3 and 4)

The development also includes the erection of part single and two storey rear extension (basically 'squaring off' the rear of the building- extending bedroom 3 of flat 1 (ground floor) and at first floor the removal of the shower room and W.C projection and the erection of a first floor that would create the rear living section of flat 4; 3 bedrooms, family bathroom, -W.C and kitchen having a pitched roof over. In addition there would be external alterations to fenestration and roof and internal alterations.

## REPRESENTATIONS

Letters were sent to the occupiers of adjoining properties, a site notice posted close to the site and the application advertised in a local newspaper.

15 representations have been received, this includes 6 objections (including two from the same objector) and 9 letters of support. The objections can be summarised as follows:

- Trees should be retained
- Ecology enhancements should be incorporated
- PH needs time to reestablish itself
- Cottages to the rear inappropriate and an overdevelopment
- Pub garden provides a setting to the LB
- Concern for the location of the bins in relation to the dwellings
- Does not meet the secured by design
- Dwellings not meet the national space standards
- Loss of privacy/overlooking
- Question the amount of light into the basement
- Extension changes the character of the building
- Waste will be an eye sore if to the site frontage
- Fire escape concerns
- Pollution air pollution through chimneys in the new dwellings
- Loss of light

The supporters of the application make the following observations:

Conversion appears sympathetic

Viable use is essential to the site to stop the deterioration of the building

Family homes needed

Beer garden bigger enough to take two cottages

Should specify the flats should be rented only

Enough pubs in the area

## DEVELOPMENT PLAN POLICIES

Policy SP36 - Conservation and Enhancement of Thanet's Historic Environment

Policy HE03 - Heritage Assets

## CONSULTATIONS

**TDC Conservation Officer:** *Final comment* - "Following a review of the amendments to the scheme and the removal of the additional properties to the rear of the site I do not object to the conversion of the listed property.

I would suggest conditions covering proposed landscaping, hardstanding and fences, joinery conditions of proposed windows and doors and rainwater goods."

comments - "The Britannia Fort Hill Margate is a Grade II listed building located adjacent to Margate Conservation Area in a prominent location, highly visible from the surrounding 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.' 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.

Guidance under the National Design Guide Section C2, Paragraph 45 highlights that when determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape and paragraph 47 which states Well-designed places and buildings are influenced positively by the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details.

This application comprises two distinct elements: the conversion of the existing building and the construction of semi-detached properties within its grounds. Prior to submitting this formal application, pre-application advice was sought, during which concerns were raised regarding the proposed development within the grounds of the listed property. These concerns revolve around the potential harm this development could inflict on the overall setting and appearance of the site.

At the pre-application stage, the properties were initially designed with a taller scale, but these plans have since been revised, resulting in a reduction in height. However, the

fundamental concern persists due to the implications of the proposed development on the setting and appearance of the listed property. It is important to note that the proposed development fills a substantial portion of the space surrounding the site, thereby bringing about irreversible alterations to its layout and perception. These changes impact not only the view from within the site but also from the opposing conservation area. The placement of gardens at the forefront of the Britannia PH, which deviates from typical layouts, underscores the perceived congestion of the site.

While it is acknowledged that the layout of the grounds has evolved over time, as has the pub itself, there is no historical record of a structure of this form or scale within its grounds. Consequently, this proposal is deemed to cause a significant amount of harm.

Regarding the conversion of the existing building, there are no objections in principle. The proposal aligns largely with appropriate and sympathetic measures, as outlined in the design and access statement and heritage statement. Particular attention has been given to the octagonal room, which has been preserved in its current form with minimal changes. Some harm is anticipated due to the rear extension and general room rearrangement; however, these issues are outweighed by the benefits associated with maintaining the building's use and converting it into a solely residential property which will ultimately ensure its sustained use and condition.

The primary significance of the building lies in its retained internal details and its overall setting and appearance, which positively influence the surrounding environment and the nearby conservation area. Altering this rear outlook in a significant manner would have detrimental effects on both the listed property itself and the adjacent conservation area. As such, it cannot be supported. While some external changes to the main property are expected, they are within reasonable bounds, unlike the extensive scheme proposed for the rear of the site.

In conclusion, it is believed that the successful conversion of the Britannia is feasible with an acceptable level of harm to the Grade II listed property. However, the separate development, in terms of its scale and form, is deemed inappropriate, as it ultimately causes harm to the primary listed property. Therefore, it should be excluded from the scheme. Consequently, we cannot endorse the proposed application, as it does not align with the applicable legislation."

## COMMENTS

This application is referred to the Planning Committee at the request of Cllr. Bambridge due to concerns about the development representing an over development of the site and loss of a community asset.

It is confirmed that since the submission of the application the rear cottages have been omitted from the scheme.

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 (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 205 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.

Policy SP36 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 to bring listed buildings back into use and encouraging their survival and maintenance without comprising the conservation or significance of the asset and supporting development that is of a high quality design and supports sustainable development. Policy HE03 sets out that the Council supports the retention of local heritage assets, including 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 or loss of the significance of the asset in accordance with the criteria set out in the NPPF.

The application is supported by a Heritage, Design and Access Statement which sets out the significance of the building and the works proposed. It concludes that the development would "...improve the living quality and standard of the existing building and future occupiers, while not unacceptably intruding into the landscape and street scene within the area bounding onto the adjoining conservation area or to the listed building. The proposals ensure that the existing building will be complemented by the new works, allowing for a positive addition to the site without detriment to the locality, particularly as it is a sensitive nature"

The only consideration in the determination of this application is the impact of the work on the significance of the listed building bearing in mind the National Planning Policy Framework (NPPF) which advises that LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them into a viable use consistent with their conservation.

The aim of this application is to convert a former public house (Britannia) into 4 3 bed flats, the erection of part single and part two storey rear extension together with external alterations to fenestration and roof and internal alterations.

In terms of the internal layout at basement level there would be a living room leading onto a snug together with a store on the ground floor this flat would have a family/dining room, kitchen and three bedrooms (one with en suite) and family bathroom. The entrance to this flat (1) would be via the front entrance which also gives access to flat 3 and 4. Flat 2 would have its own entrance directly into a large open plan living/dining/kitchen area and three bedrooms (one with en-suite) and family bathroom. Flats 3 and 4 are both located at first floor level again with three bedrooms, one of which has an en-suite bathroom. All flats would have an outside space; flat 1 having an area to the front and rear, flat 2 having an area to the rear, flat 4 to the front of the building and flat 3 again to the rear, although not directly

accessed from the building but rather the side alleyway. Six off street parking spaces are proposed to the front with some landscaping including tree planting, this is on the current car park.

Alterations include the introduction of openings and replacement of windows (with the applicants advising that all the existing joinery will be repaired where possible) and also the erection of partition walls to create separate rooms, at ground floor and first floor level. A rear extension - part single (to create additional space within flat 1's third bedroom) and two storey to accommodate the kitchen, three bedrooms and bathroom of flat 4 is also proposed. The extension would project out, at first floor level a distance of 5.7m and have a width of between 11.5 and 11.9 metres does it vary due to its stepped nature . The extension would have a pitched roof of between ; between 6.8 and 7.5 metres due to its steeped nature. The material will be a slate roof to match the existing and facing brickwork, to match the existing.

The submitted Heritage statement details that there has been various alterations to the existing building over time, not all in character with the age and style of the property, consisting of extensions to the front side and rear, with many unsympathetic internal alterations. The main area that has had minimal disturbance is the right-hand hexagonal room to the first floor, which has retained all its original openings, mouldings, and details. The statement also details that the Brittainia has some of the original flint walling visible and this would be retained along with any other traditional details that would be uncovered during the work.

The Conservation Officer has reviewed the proposal and raises no objection to the proposed works.

I consider the works proposed internally, subdivision of existing rooms, work effectively with the constraints of the site resulting in a cohesively balanced proposed floor plan which converts the building as required whilst respecting the existing features that remain, the rear extension to the property will cause some harm, but this is less than substantial. The conversion and extension can be viewed as the next stage of the building and the fact that the building will be brought back into active use.

It is noted that the subdivision of the building and the external alterations/extensions will alter the building and cause some harm, it is noted that this is a building which has evolved over time and through its use and this development would be seen as a logical evolution of its layout. It is considered that the harm generated would be less than substantial and weighed against the fact that the development would help ensure that the building is brought back into an active use.

It is, however, considered appropriate that conditions are imposed to ensure that the works are carried out using appropriate materials and detailing that would be expected within such an important historic building, joinery details of the proposed windows and doors and rainwater goods.

Given the above, whilst great weight is given to the impact on the significance of the listed asset, it is considered that the proposal as amended and to be conditioned complies with the

guidance in the NPPF relating to heritage assets and Policies SP36 and HE03 and the application is recommended for approval.

**Case Officer**

Gillian Daws



TITLE:

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Project

The Britannia Fort Hill MARGATE Kent CT9 1HH

