

A05

L/TH/24/0187

PROPOSAL: Application for Listed Building Consent for the installation of replacement steel crittall windows.

LOCATION: East Pier Building East Pier Ramsgate Kent CT11 8LJ

WARD: Central Harbour

AGENT: No agent

APPLICANT: 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 Prior to the installation of the windows hereby approved, details of the specific designs to be used and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out 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 advice as contained within the National Planning Policy Framework

INFORMATIVES

For the avoidance of doubt, the Council has determined the application on the following plans numbered CR/23-24/102/01 and CR/23-24/102/02A and the Heritage Statement received on 20th February 2024.

SITE, LOCATION AND DESCRIPTION

The site is located to the end of the East Pier which forms part of the Grade II* Listed Royal Harbour, and by virtue of its setting, the East Pier Building is considered to be Curtilage Listed. The East Pier provides the only access route to the East Pier Building and is

accessible to both pedestrians and vehicles, and the East Pier Building is visible in long views across the Royal Harbour, the beach and from the surrounding Cliff tops.

RELEVANT PLANNING HISTORY

There is an extensive planning history for the East Pier. This application seeks permission for additional windows to those already approved under application L/TH/23/1277.

L/TH/23/1277 Granted 5/1/2024
Application for Listed Building Consent for the installation of replacement steel crittall windows, concrete repairs and redecoration works.

F/TH/23/1278 Granted 5/1/2024
'Installation of replacement steel crittall windows, concrete repairs and redecoration works'.

F/TH/23/1002 Granted 16/11/2023
Erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall.

L/TH/23/1003 Granted 16/11/2023
Application for Listed Building Consent for the erection of artwork/sign featuring 1.2m high copper letters on aluminium frame attached to wooden fenders on harbour wall.

PROPOSED DEVELOPMENT

The proposed development is for Listed Building Consent for the replacement of existing windows within the East Pier building, in addition to the 16no. replacement windows already approved under L/TH/23/1277. The replacement windows for installation through this application include 3 no. crittall windows to the south west (rear) of the Restaurant area, 4 no. windows on the north western elevation, and 1 no. window on the south eastern elevation. The windows will be steel crittall within the existing openings, to match the existing design.

DEVELOPMENT PLAN POLICIES

- SP35 - Quality Development
- SP36 - Conservation and Enhancement of Thanet's Historic Environment
- HE03 - Heritage Assets
- QD01 - Sustainable Development
- QD02 - General Design Principles

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.

No responses have been received.

CONSULTATIONS

TDC Conservation Officer -

Following a review of the proposed application I would raise no objections from a heritage perspective and consider the integrity of the listed building preserved.

Historic England -

Thank you for your letter of 11 March 2024 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 a comment on the merits of the application.

COMMENTS

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

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 197 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."

As the whole fabric of the building is protected by virtue of its curtilage listing, the design, traditional materials and proportions of the windows of the building contribute to the special historic and architectural interest of the building and need to be assessed as such.

Replacement of windows with steel crittall frames to Restaurant Level and Port Control Level

It is not known if the existing windows are original to the building and date back to 1938, however given the constant attack they would have under from the salts, wet weather and direct sunlight due to their exposed location, they are assumed to be replacements.

Nevertheless, their design and material remains in keeping with the age of the structure and they have clearly been in situ for many years.

The proposed replacement of the 3 no. crittall windows to the south west (rear) of the Restaurant level, and 4 no. windows on the north western elevation and 1 no. window on the south eastern elevation at Port Control level with steel crittall windows within the existing openings, to match the existing design, is welcomed. These windows will be in addition to those approved under the wider window replacement, repair and redecoration programme approved for the East Pier under L/TH/23/1277, which agreed the replacement of 6 no. windows to the north west elevation and 10 no. windows to the south eastern elevation at Restaurant level. As such, they are considered to help create a more uniform appearance.

Whilst the addition of double glazing is considered to cause an element of harm to how the light reflects on the panes, it is acknowledged that the building is curtilage listed and subject to slightly less rigidity in the need to replace the glazing exactly as before.

Taking this all together, with the fact that the building is not listed in its own right, but curtilage listed, the overall benefits provided by the introduction of double glazing with steel crittall frames within the existing openings are considered to outweigh the element of harm from the change in the reflection of light. Therefore, the use of double glazing is considered acceptable in this specific instance.

The Conservation Officer has no objection to any of the proposed works.

Conclusion

Overall the site is very sensitively located, being within the Ramsgate Conservation Area, a listed structure and highly prominent.

It is acknowledged that there would be some harm through the physical replacement of the windows, however this is considered to be limited and part of the wider window replacement scheme already approved L/TH/23/1277. The Conservation Officer has no concerns with the proposed work.

Where harm is identified the NPPF requires a balancing exercise with any public benefit that might outweigh the harm caused to a designated heritage asset. In this case, the works would be part of the wider approved scheme for the much needed maintenance of the East Pier Building and help to ensure its longer term survival through its continued occupation and use, as well as allowing access to members of the public who either patronise the establishment or simply appreciate its historic merit, walking up to and around it.

These benefits are considered to outweigh any harm and therefore it is recommended that members approve this application subject to safeguarding conditions.

Case Officer

Tanya Carr

TITLE:

L/TH/24/0187

Project

East Pier Building East Pier Ramsgate Kent CT11 8LJ

