

A07

L/TH/24/0144

PROPOSAL: Application for Listed Building Consent for the erection of timber open slatted fence to the front elevation measuring a total height of 2m on western boundary and narrower open slatted 2m timber fence to eastern boundary with cedar planters to base, together with installation of opening window to replace existing.

LOCATION: 3 Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

WARD: Margate Central

AGENT: No agent

APPLICANT: Stephen Gadd

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 or replacement glazing, joinery details 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 fencing and hereby permitted shall be constructed using cedar timber in accordance with the drawing no. 103 received on 26th February 2024 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan.

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.

Information on how to appeal this planning decision or condition is available online at
<https://www.gov.uk/appeal-planning-decision>

For the avoidance of doubt, the Council has determined the application on the following documents entitled 'Heritage Statement' received on 9th February 2024, drawing nos. 100, 103 and 104 received on 26th February 2024, drawing no. 105 received on 27th February 2024 and the Design and Access Statement received on 1st March 2024.

SITE, LOCATION AND DESCRIPTION

The Grade II listed Harbour Arm in Margate is situated to the east of Margate Main Sands. The site, known as No. 3 Margate Harbour Arm, is the second to last commercial unit on the Harbour Arm, approximately 19.48m from the Lighthouse, on the lower level. The proposed fencing and planters will be located directly in front of the commercial unit, whilst the replacement window will be set within an existing window opening on front elevation.

RECENT PLANNING HISTORY

L/TH/23/1249 - Application for Listed Building Consent for the installation of GRP UKPN electricity cabinet on plinth and 2No bollards Granted

L/TH/23/0164 - Application for Listed Building Consent for installation of replacement entrance doors and internal alterations Granted 20.04.2023

PROPOSED DEVELOPMENT

The application seeks listed building consent for the erection of timber open slatted fence to the front elevation measuring a total height of 2m on western boundary and narrower open slatted 2m timber fence to eastern boundary with cedar planters to base, together with installation of opening window to replace existing.

PLANNING POLICIES

Thanet Local Plan 2020
HE03 - Heritage Assets

NOTIFICATIONS

The nearest neighbouring properties have been notified, a site notice posted and an advert placed in the newspaper and no representations have been received.

CONSULTATIONS

TDC Conservation Officer - Following a review of the proposed application I raise no objection from a heritage perspective and believe the setting and appearance of the assets setting to be preserved and maintained. I would also consider this change to be temporary if necessary.

COMMENTS

The application is brought before members as the land is owned by Thanet District Council. The only consideration required in this instance is the impact of the works on the listed building.

The Stone Pier is a Grade II Listed therefore the proposed works need to be assessed against Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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". Furthermore, Thanet Local Plan policy HE03 seeks to safeguard heritage assets against harm in line with the criteria set out in the National Planning Policy Framework (NPPF).

The heritage listing describes the pier as comprising five sections, angled to form a westward curve enclosing the harbour with single-storey C20 workshops built on the fourth and fifth sections of the pier, backing up against the promenade.

The works relate to the erection of a timber open slatted fence to the front elevation of Unit 3, measuring a total height of 2m on western boundary and narrower open slatted 2m timber fence to eastern boundary with cedar planters to base, as well as alterations to the lower half of the existing window.

The timber open slatted fence on the western boundary will have a total height of 2m for a distance of 3.61m, reducing to a height of 1.2m for a distance of 1.16m, will provide a small visual separation from the adjacent LightHouse bar and its outdoor covered seating area, whilst still allowing for light and air to filter through. It will be largely self supported with some fixings attached to the existing fencing and covered seating area belonging to the LightHouse bar, with no fixing directly into the host dwelling or flooring. A narrower open slatted 2m timber fence is proposed to the eastern boundary with a length of 0.9m, and which will again provide a non-permanent visual break and boundary marker between the application site and the Unit to the east. Together these fences will also provide some wind resistance and create a more usable external space to the front for customers, helping to encourage the continued patronage of the unit by visitors. So whilst there will be some modest visual harm from their height, further breaking up the largely open nature of the row of units, the overall benefits are considered to outweigh this.

The cedar planters proposed to the front of both fences (with the eastern planter having a total length of 1.03m) will have a total width of 0.35m and provide some welcome greenery

to this section of the pier, allowing for any planting to grow up the fencing and soften the overall appearance.

Given the temporary nature, natural materials and modest scale proposed for the fencing and planters, and that they will not be fixed directly to either the listed pier flooring or the Units, the work is considered to be entirely reversible, and blend in well with the other businesses on the harbour arm. The Conservation has no objections to these works.

The works to the window will see the replacement of the 2 no. existing glazed panels in the lower half of the frame to be removed and replaced with new glazing panels set within wooden subframes which can be opened to allow for serving from the opening and much needed ventilation during the warmer months. Whilst the proposed replacement glazing will be triple glazed, to allow for thermal comfort and durability given the colder months, its setting within timber subframes will allow for it to be easily removed and replaced with single glazed panels to be reinstated in the future. Furthermore, the existing glazing does not benefit from any intricate or historically important reflective value that could not be replicated with the reinstatement of a more modern single glazing. As such, the minor harm caused by the proposed works to the window is considered to be entirely reversible. The Conservation Officer has no objections.

Taking the above into account the proposed works are considered to have limited impact on the historic fabric of the listed building, with minimal visual impact on the appearance of the Pier in line with the NPPF.

Conclusion

The works proposed would not have a significant detrimental impact or harm the historic features and fabric of the listed building. The works are 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, Local Plan Policy HE03 and the NPPF and it is therefore recommended that members approve the application.

Case Officer

Tanya Carr

TITLE:

L/TH/24/0144

Project

3 Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

