

A03

F/TH/24/0541

PROPOSAL: Erection of 1.2 metre high railings on upper promenade, installation of drop down bollard, replacement of roof and roof window

LOCATION:

Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

WARD: Margate Central

AGENT: No agent

APPLICANT: Thanet District Council

RECOMMENDATION: Approve

Subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2 The development hereby approved shall be carried out in accordance with the submitted drawings numbered CR/24-25/106.02, received 21 May 2024.

GROUND:

To secure the proper development of the area.

3 The railings hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall be the Marshalls Ferrocast Hartlepool railing system, finished in black gloss paint to match the railings on the lower promenade, as annotated on the approved drawing.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

4 The replacement roof hereby permitted shall be installed as detailed on the approved drawing numbered CR/24-25/106.02, and the fascia shall be finished in black or anthracite grey, and the replacement roof windows shall be installed as detailed on the Whitesales Ltd drawing titled Em-Glaze Linked Sheet number 1 of 1, submitted with the application, received 14 May 2024.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

5 The drop down bollard hereby permitted shall be installed in the location shown on the approved drawing numbered CR/24-25/106.02, and shall match as close as possible the colour and ornate design of the existing black bollards.

GROUND:

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as 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 Grade II listed Harbour Arm in Margate is situated to the east of Margate Main Sands within the Margate Conservation Area. The pier extends to the north-west of the Droit house and comprises a number of commercial outlets and a toilet block and an upper level leading to the lighthouse at the end of the pier.

PROPOSED DEVELOPMENT

The proposed development is to erect a 1.2 metre high railing along the upper promenade, replacement of the roofs above the units along the pier, together with the replacement of existing roof windows, and installation of a drop down bollard.

PLANNING POLICIES**Thanet Local Plan 2020**

SP04 - Economic Growth
SP10 - Margate Seafront Area
SP26 - Landscape Character Area - Developed Coast
SP36 - Historic Environment
CC01 - Fluvial and Tidal Flooding - Flood Zone 2
HE02 - Margate Conservation Area
QD01 - Sustainable Design
QD02 - General Design Principles
QD03 - Living Conditions

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

Conservation Officer - No response has been received.

Environmental Health - No response has been received.

ANALYSIS

The main issues raised by this proposal are the principle of the development, the impact of the proposal on the pier and its setting within the Margate Conservation Area, its impact upon other users of the pier, impact upon the living conditions of the occupiers of nearby residential properties and pedestrian and highway safety.

Principle of Development

The site relates to alterations to the Stone Pier. The proposed development is therefore likely to be considered acceptable in principle, subject to the assessment of material considerations, and determined in accordance with Local Policies and the National Planning Policy Framework (NPPF).

Character and Appearance

The Stone Pier is located within the Margate Conservation area and is located within an area defined on the Thanet Local Plan policies map as being covered by the Margate Seafront Area (Policy SP10) and is within the Developed Coast Landscape Character Area (Policy SP26).

The Margate Seafront Area policy (SP10) supports leisure and tourism uses, including retail, where they enhance the visual appeal of these areas and protect the seafront character and heritage. Development will only be permitted under this policy where it can be demonstrated that it will not adversely affect any designated nature conservation sites through any pathway of impact, including increased visitor pressure.

The Developed Coast Landscape Character Area policy (SP26) supports proposals that respect the traditional seafront architecture of the area, maintain existing open spaces and ensure that recreational and wildlife opportunities are not compromised by development. Proposals should maintain and enhance the setting of sandy bays, low chalk cliffs and associated grassland and long sweeping views of the coastline. Development proposals that conflict with the above principles will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area. In such cases, landscape impacts should be minimised and mitigated as far as possible.

It is proposed to clean the existing concrete roof and add a layer of insulation above the concrete roof structure and finish it with a black coloured liquid waterproof coating, with the existing roof windows replaced with windows to match existing. Black/anthracite coloured aluminium fascia and soffits are to be installed around the perimeter to replicate the edge of the existing black painted concrete roof slab. The roof is in need of refurbishment and the works would improve weather protection and increase thermal efficiency for the structures. The works would result in the finished roof height being slightly raised and a wider fascia would be visible running along the top edge of the building. The dark edge along the edge of the buildings would be similar to existing. The replacement roof would maintain the buildings in good order and thereby make a positive contribution to the character and appearance of the conservation area.

There are currently a row of bollards restricting vehicular access beyond the car parking towards the end of the pier; 3 black ornate fixed bollards and one industrial looking metal drop bollard. It is proposed to replace the silver metal bollard with an ornate bollard to match existing. The proposed drawing includes a detail of the type of bollard to be used and this would be similar in appearance to the existing bollards and have minimal visual impact on the conservation area.

On the upper promenade it is proposed to erect 1.2 metre high black metal railings from the Marshalls Ferrocast Hartlepool railing system, finished in black gloss paint to match the railings installed on the lower promenade. The railings commence from the steps adjacent to the Droit House and extend along the length of the upper promenade. The railings are to be set back approximately 1 metre behind the units with a break to allow the stairs linking the upper and lower promenades to be accessed. The railings are required to discourage unauthorised public access onto the roof. The railings will replace the existing shorter section of silver coloured metal balustrading and have a more aesthetically pleasing black metal finish that matches the railings installed on the lower promenade. The top edge of the railings located behind the units would be partially visible on close inspection, and have a minimal visual impact when viewed over longer distances. The installation of railings along the top promenade would not detract from the overall appearance of the pier and the contribution it makes to the Margate Conservation Area.

With regards to Thanet Local Plan policies SP10 (Margate Seafront Area) and SP26 (Developed Coast Landscape Character Area) the proposed development would provide an opportunity to maintain and enhance an existing tourist and leisure use by ensuring the buildings are maintained and the pier is attractive and safe for visitors of the town and local residents to use. The proposal would preserve the intrinsic appearance of the pier through the minimal disruption to the integrity of the pier and its buildings, with sympathetic refurbishment of the roofs and the use of complementary railings to match those used on the lower promenade. The alterations would be seen in the context of the pier and would preserve the character and appearance of the Margate Conservation Area.

Given the above the proposed development would preserve and enhance the conservation area in accordance with the requirements of Local Plan policies SP36 and HE02, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policies and the NPPF.

Living Conditions

The pier is located some distance from the nearest residential properties. The proposed development repairs and refurbishes existing structures and adds balustrading to the pier. The small increase to the height of the roof and addition of railings would not harm the amenity of any nearby residential occupiers and therefore the development accords with the requirements of Thanet Local Plan Policy QD03 and the NPPF.

Flood Risk

The development falls within Flood Risk Zone 2 where policy CC01 requires proposals for new development to be accompanied by a flood risk assessment that incorporates flood resilient measures. The Environment Agency has not been consulted on this occasion as their national Flood Risk Standing Advice does not require us to contact them for this type of development. In this instance the proposal is for repairs and refurbishment to the existing structure and the addition of railings and a bollard which would have a neutral impact on potential flood impacts.

Pedestrian and Highway Safety

The replacement balustrading on the upper promenade extends from the steps adjacent to the Droit House and along the length of the pier to behind the roofs of the buildings. The railings are to be set back approximately 1 metre behind the units with a break to allow the stairs linking the upper and lower promenades to be accessed. The railings would provide enhanced pedestrian safety for users of the pier.

The drop down bollard would restrict vehicles driving along the pier past the car parking bays. This would provide improved control over vehicular activities along the pier and enhance safety for pedestrians using the pier.

There are no additional window or door openings proposed and access along the pier remains essentially the same as existing and it is therefore considered there would be no additional harm to pedestrian or highway safety.

Conclusion

The proposed development would maintain and enhance the role and character of the Margate seafront area and its Developed Coast Landscape Character Area, and would preserve and enhance the character and appearance of the Margate Conservation area. There would be limited impact on the living conditions of nearby residential occupiers, and no harm to pedestrian and highway safety, therefore the proposal is in line with Local Plan policies CCO1 HE02, SP10, SP26, SP36, QD02, QD03 and the NPPF. Therefore it is recommended that members approve the application.

Case Officer

Rosemary Bullivant

TITLE: F/TH/24/0541

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Scale:

