

A04

L/TH/24/0558

PROPOSAL: Application for Listed Building Consent for the erection of 1.2 metre high railings on upper promenade, installation of drop

LOCATION: down bollard, replacement of roof and roof window

Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

WARD: Margate Central

AGENT: No agent

APPLICANT: Mark Galloway

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 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 secure a satisfactory finish 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.

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 secure a satisfactory finish 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.

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 secure a satisfactory finish 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.

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. 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.

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 16.11.2023

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

L/TH/16/0979 - Application for listed building consent for new railings and pedestrian barrier along with new wall mounted lighting to replace existing handrail lighting to Harbour Arm GRANTED 23.01.2017

PROPOSED DEVELOPMENT

The application seeks listed building consent 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

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

Conservation Officer - No response has been received.

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 pier has an upper and lower level with the lower level comprising parking spaces, a number of units and a public toilet block, and the upper level leads to the lighthouse at the far end.

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 and therefore the works would not significantly alter the appearance of the structures along the pier, and when viewed over a distance the change would not detract from the overall appearance of the Stone Pier as a whole.

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 setting of the listed structure. The installation of the bollard would help to safeguard the integrity of the pier from unnecessary vehicular movements along its road surface.

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.

With regards to the listed Stone Pier, as a listed structure, there is a requirement for decisions to 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 200 of the NPPF requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. 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. Paragraph 208 states 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.

In this instance the roofs are in need of repair and the works would ensure the units are made weatherproof with improved thermal efficiency and thereby secure the long term use of the buildings. The bollard would replace a previously installed industrial looking bollard with a more traditional black bollard, which would safeguard the future use of the structure by limiting vehicular movement across it. The installation of railings would provide balustrading to the upper promenade adding to public safety and safeguarding damage to the roof of the structures along the lower promenade.

Taking the above into account the proposed works are considered to have limited impact on the historic fabric of the listed buildings and pier structure. The works would therefore result in less than substantial harm to the listed building when weighed against the public benefits of preserving the listed structure for future use whilst having minimal visual impact on the appearance and setting 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

Rosemary Bullivant

TITLE: L/TH/24/0558

Project Margate Harbour Arm Stone Pier MARGATE Kent CT9 1AP

Scale:

