

A06

L/TH/24/0551

PROPOSAL: Application for listed building consent for replacement of existing lift car, refurbishment of cliff top entrance shutter, installation of external light at sea front level, replacement of key clamp hand rail to the plant room to be replaced with art deco style hand rail and infill panel and re instate top window to match existing

LOCATION: Cliff Lift Queens Promenade MARGATE Kent CT9 2DS

WARD: Cliftonville West

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 The replacement windows hereby permitted shall replicate the existing windows in all respects, including moulding profiles, glazing bars, cover beads and cills.

GROUND

To secure a satisfactory treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

3 Prior to the installation of the CCTV system hereby approved, details and manufacturer's specification of the cameras and fixings and the location they are to be fitted 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

4 The bulk head light to be fitted above the front level lift entrance hereby permitted shall be Mullan Ross Wall Light in Antique Brass in accordance with the details received on 13th May 2024 unless otherwise agreed in writing by the Local Planning Authority.

GROUND

To secure a satisfactory treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

5 Prior to the installation of the handrail hereby approved, details and manufacturer's specification of the colour, material and fixings 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

6 Prior to the installation of the sea level door to the lift lobby hereby approved, details and manufacturer's specification of the colour and material 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 treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

INFORMATIVES

For the avoidance of doubt, the Council has determined the application on the following documentation: Planning, Design and Access Statements, the location plan, the wall light detail, and drawing nos. 1003 Rev P01 and 1002 Rev P01 received on 13th May 2024, drawing no. 1005 P01 received on 28th June 2024 and Photographs received on 19th September 2024.

SITE, LOCATION AND DESCRIPTION

The Cliff Lift is a Grade II listed passenger lift built in 1934 with a lift shaft for a single car and designed in the Art Deco style with cream coloured concrete walls and a flat roof. Located on the Queens Promenade, Margate, the lift tower is set against the cliff face and prior to being closed for safety reasons was used to provide access to the beach at Walpole Bay and the Grade II listed Tidal Pool immediately below.

PLANNING HISTORY

None

PROPOSED DEVELOPMENT

The application seeks Listed Building Consent for the replacement of the existing lift car, refurbishment of cliff top entrance shutter, installation of external light at sea front level, replacement of key clamp handrail to the plant room to be replaced with art deco style handrail and infill panel and reinstate top window to match existing.

REPRESENTATIONS

Letters were sent to neighbouring occupiers, a site notice was posted near the site and an advert placed in the newspaper. No representations have been received in response.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020:

Policy SP36 - Conservation and Enhancement of Thanets Historic Environment

Policy HE03 - Heritage Assets

COMMENTS

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

The only consideration in the determination of this application is the impact of the proposal on the architectural and historic significance of the listed building.

Impact on Listed Building

The application property is Grade II Listed (List Entry Number 1422305) and lies within the Margate Clifftop Conservation Area.

In line with the Planning (Listed Building and Conservation Areas) Act (1990), there is a legal duty to protect listed buildings and their setting. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) states: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority should have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historical interest which it possesses.'

Paragraph 197 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 199 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 202 of the NPPF states that 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.

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

The application seeks Listed Building Consent for the replacement of the existing lift car, refurbishment of cliff top entrance shutter, installation of external light at sea front level, replacement of key clamp handrail to the plant room to be replaced with art deco style handrail and infill panel and reinstate top window to match existing. It is proposed that these works will enable the reopening of the lift, which has been closed for approximately 6 years.

From the submitted Design and Access Statement, Planning Statement and recent photographic evidence showing the dilapidated state of the lift car and building interior, it is clear that the lift car, hydraulics and lift car doors and lighting were not original to the building, and dating to 1994 which was prior to the structure being listed in 2014. It is also clear that they have suffered from water ingress and condensation which has corroded the operating system and doors, and therefore could not be safely returned to operational use without the proposed works being undertaken.

The proposed works have been sensitively thought out, replacing the currently boarded up timber framed windows at the top of the shaft with timber framed windows to match (including the addition of a perspex sheet cover to provide protection from vandalism) and to replace the existing key clamp handrail to the plant room with a more attractive, art deco style handrail (material and colour to be conditioned). The works also propose to install an external antique brass light bulkhead light to be installed to the sea front level lift entrance which is considered remain in keeping with the design of the structure, and for CCTV cameras to be fitted within the landing areas as well as for the replacement of the existing sea level door to the lift lobby (details to be conditioned). Whilst it is acknowledged that there will be an element of harm in the installation of CCTV units to the fabric of the structure, the improved surveillance and protection afforded by their addition is considered to outweigh the harm. Similarly the ability to see the new timber windows which match the original design and material, is considered to be an improvement over retaining the existing rotten frames that are entirely hidden from public viewpoint behind non-original security boarding.

The current lift car, hydraulics and associated operating equipment date to c2000 and were installed prior to the structure being listed. As such, the historic car and features have long since been lost and although the lift size meets the required dimensions in order to be DDA

compliant, the interior is not up to the latest standard. To this end, a full lift car refurbishment is required, with stainless patinated steel and coloured handrail, along with the required 200 lux illumination on the floor and emergency lighting. It also requires a GSM emergency call system to replace the current red car line, due to the redundancy of BT copper cables. Given that the lift car and associated mechanisms and fixings that are being replaced are not original to the structure, holding little historical value, and their replacement will ensure that the original function of the structure will be fully restored and operational, allowing fully accessible enjoyment and appreciation of the listed structure and nearby Grade II listed Tidal Pool immediately below, the benefits to the public are considered to outweigh any loss or harm incurred during the works.

Taking all of this together, it is considered that the proposed works will not only restore the structure to a good state of repair and appearance befitting its listed status, but will ensure its longer term maintenance, and return the lift to full accessible usage by members of the public. As such, any harm is considered to be outweighed by the overall benefits to the structure and members of the public.

Conclusion

The proposed works would preserve and protect the appearance and significance of the designated heritage asset. The development is 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, Thanet Local Plan Policies SP36 and HE03 and the National Planning Policy Framework.

It is therefore recommended that members approve the application subject to safeguarding conditions.

Case Officer
Tanya Carr

TITLE:

L/TH/24/0551

Project

Cliff Lift Queens Promenade MARGATE Kent CT9 2DS

