



Appeal Decision

Site visit made on 25 September 2019

by Neil Smith BA Hons BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 October 2019

Appeal Ref: APP/Z2260/W/19/3232115

Granville Court, D'Este Road, Ramsgate CT11 8DD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Granville Court Ramsgate Company against the decision of Thanet District Council.
 - The application Ref F/TH/18/1473, dated 24 October 2018, was refused by notice dated 4 February 2019.
 - The development proposed is the replacement of the rear existing windows with UPVC windows of similar design and style.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on (i) the character and appearance of the Ramsgate Conservation Area (CA) and; (ii) the setting of the listed building, 'Granville House'.

Reasons

Character and appearance of the Conservation Area

3. The appeal site accommodates a mansion block of flats. It is an 'L' shaped building which wraps around the corner of D'Este Road and Victoria Parade. It lies within Ramsgate CA and adjoins the listed building 'Granville House'. The character and appearance of the CA is largely focussed on the historical development of the buildings in the town centre and those surrounding Ramsgate harbour. The appeal building and its features are typical of those facing seawards and their restrained, elegant proportions and detailing contribute positively to the character and appearance of the CA.
4. The appeal proposal seeks to replace the existing timber framed windows with UPVC windows on the rear elevation behind the D'Este Road frontage. The windows would be visible from public vantage points and from the windows in the rear elevation of adjoining buildings.
5. A building's fenestration is an important component in defining its visual and architectural character. The proposed windows would be in UPVC frames and would introduce a material finish to the appeal building that is not consistent with the other windows in the building, nor the adjacent listed building. UPVC is

a material that has an artificial texture and a more uniform finish, when new and when aging, than painted timber windows.

6. The appellant argues that the proposed UPVC windows would have detailing to match the existing windows to the rear however the plans are not sufficiently detailed to illustrate this detail. Whilst there would be some harmony with other windows and even if they matched the existing profile, it would still be possible to discern them as modern insertions that are an incongruous intrusion into the historic setting. They would also unacceptably contrast with the existing timber framed windows in rear elevation of the Victoria Parade frontage.
7. I conclude that the proposal would fail to preserve or enhance the character and appearance of the CA. It therefore conflicts with Policy D1 of the Thanet Local Plan (2006) which requires, amongst other things, proposals to respect the character and appearance of the surrounding area and be compatible with the neighbouring buildings.

Setting of the listed building

8. The design, detailing and materials of the windows in rear of elevation of 'Granville House' are important architectural characteristics of the listed building which contribute to its significance. This is by the timber windows in the rear elevations of the appeal building standing within its immediate setting. By way of contrast, the proposed UPVC windows would represent an inconsistent and inharmonious feature at odds with the prevailing character and appearance, resulting in harm to the setting of the listed building, in conflict with the aforementioned requirements of Policy D1.
9. The harm that would arise to the significance of the designated heritage assets would be localised and therefore would be less than substantial within the meaning of the National Planning Policy Framework (the Framework). Paragraph 196 of the Framework directs that this harm should be weighed against the public benefits of the proposal. The replacement windows would provide very modest benefits in terms of thermal insulation and reduced maintenance; however, these would not outweigh the less than substantial harm to the significance of the designated heritage assets to which I give great weight
10. Therefore, the identified harm arising from the proposal results in conflict with the development plan that is not outweighed by other material considerations in this case.

Conclusion

11. For the reasons given above the appeal should be dismissed.

Neil Smith

INSPECTOR