
Appeal Decision

Site visit made on 17 May 2023

by P Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State

Decision date: 2 June 2023

Appeal Ref: APP/Z2260/Y/21/3289673
61 Sea Road, Westgate on Sea CT8 8QG

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
 - The appeal is made by Sea Road Limited against the decision of Thanet District Council.
 - The application Ref L/TH/21/1380, dated 1 September 2021, was refused by notice dated 28 October 2021.
 - The works proposed are demolition of existing rear garden sheds and erection of single storey garden room extension and open sided loggia link.
-

Preliminary matter

1. The application was made for planning permission and listed building consent. Planning permission (ref FH/TH/21/1379) was granted on 28 October 2021. The appeal was made against refusal of listed building consent as set out above. I have considered it on this basis.

Decision

2. The appeal is allowed and listed building consent is granted for demolition of existing rear garden sheds and erection of single storey garden room extension and open sided loggia link at 61 Sea Road, Westgate on Sea CT8 8QG in accordance with the terms of the application Ref L/TH/21/1380, dated 1 September 2021 and the plans submitted with it, subject to the following conditions:
 - 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
 - 2) The works hereby approved shall be carried out in accordance with drawings numbered P100, P101, P102, P103, P110, P111, P112, P113, P114 and P115, received 1 September 2021.
 - 3) Details of the materials to be used in the construction of the garden room shall be submitted to and approved in writing by the Council prior to the works being carried out. The works shall be carried out in accordance with the approved details.

Main Issue

3. The main issue is the effect of the proposed extension on the architectural character and historic interest of 61 Sea Road, which is listed at Grade II.

Reasons

4. The appeal property is a large family house in what became known as 'Queen Anne' style within the Westgate-on-Sea Conservation Area. Erected in 1880 for the Peto family, it has been through various uses including as a hotel and a school but has now been restored as a single dwelling. Its heritage interest stems largely from its late Victorian vernacular architectural style reminiscent of Richard Norman Shaw. The building displays hanging tiles, decorative parquetry, tall chimneys and large bay windows with a prominent symmetrical elevation facing the sea.
5. The proposal would comprise an extension in the rear garden with a covered loggia linking it to the main house. The scheme seeks to counter previous objections to an earlier scheme, related to bulk and effect on existing fabric¹.
6. I consider that the simple oak and glass frame of the proposed single space would be sufficiently subordinate to the listed building by reason of being partly excavated into the rising ground and having a contemporary simple form. The architectural interest of the rear elevation of the listed building would not be compromised. The garden would be landscaped in a way that would successfully integrate the extension by creating a common outdoor space. The roof would have a 'green' sedum type finish which would relate well to the garden seen from the host building. The appeal building is very large and bulky and the extension would be simple and proportionate. It would not prevent appreciation of the architectural quality of the host building and would not be visible from the public realm. The close proximity of 'Danehurst' a block of 1960/70s flats overlooking the garden and the proposed site, has a far greater negative influence on No.61.
7. The extension would provide a useful garden room with easy access to a terrace that would sit well behind the listed house. I agree with the appellant that glazed extensions were a popular feature of large late Victorian houses and the proposal would be in a similar vein but in a modern uncomplicated style. There would be a small amount of fabric removed to integrate the loggia at the rear but the roof form of the existing service wing would be retained. I conclude that the architectural character and historic interest of the listed building would be preserved and the scheme would not conflict with the heritage protection aims of Thanet Local Plan policy HE03 or the guidance in the National Planning Policy Framework. The character and appearance of the conservation area would be preserved.
8. For the above reasons, the appeal should be allowed. Conditions have been imposed to control the details of materials to be used for the external surfaces and to confirm the drawings to be used for construction, for the avoidance of doubt.

Paul Jackson

INSPECTOR

¹ Applications Refs FH/TH/20/0758 and L/TH/20/0759