

- a) **DOV/21/00708 – Installation of a removable tent to cover existing terrace serving bar/brasserie**

Bell Hotel, 1 Upper Strand Street, Sandwich

Reason for report – Number of objections (30no. third party objections)

- b) **Summary of Recommendation**

Planning permission be approved.

- c) **Planning Policy and Guidance**

Core Strategy Policies (2010)(CS)

CP1 – Settlement Hierarchy

DM1 – Settlement Boundaries

National Planning Policy Framework (NPPF) (2021)

7, 8, 11, 130, 201, 202

Draft Dover District Local Plan

The Consultation Draft Dover District Local Plan is a material planning consideration in the determination of this planning application. At this stage in the plan making process however the policies of the draft Plan have little weight and are not considered to materially affect the assessment of this application and the recommendation as set out.

- d) **Relevant Planning History**

TC/21/00018 – Felling of tree. Granted.

DOV/13/00901 – Formation of new opening with glazed entrance doors, handrail, and wall. LBC Granted.

DOV/12/01019 – Enlargement of existing terrace. PP Granted.

DOV/12/01020 – Enlargement of existing terrace. LBC Granted.

- e) **Consultee and Third-Party Responses**

Sandwich Town Council – Support the proposal.

Public Representations:

30no. members of the public have objected to the proposals and the material considerations are summarised below. Matters such as impact on an individuals' property value, financial intentions of the applicant etc. are non-material considerations and are not included below.

- Materials, including 'plastic' awning, not appropriate for the area.
- The canopy and supporting structure will spoil the look of a central part of the historic town.
- The scheme has resulted in the loss of a tree.
- No proper consents for the removal of the tree.
- Inappropriate development for a Grade II listed building within the setting of the Grade I listed Barbican.
- The proposal is not 'temporary' given the proposed structure.

f) 1. **The Site and the Proposal**

- 1.1 The application site is an area of paved terrace to the northern side of the Bell Hotel, outside of the modern restaurant/brasserie extension. The Bell Hotel is Grade II listed and is within the setting of a number of other listed assets, including the Grade I listed Barbican. It is located on a prominent site at the junction of Upper Strand Street and The Quay within the historic Sandwich (Walled Town) Conservation Area.
- 1.2 The list description is as follows: The Bell Hotel is mainly a late C19 building but the south-east corner dates from the early century. The elevation facing the Quay consists of 3 storeys of red brick with upper floor tile hung in alternate courses of scalloped and plain tiles. 3 half-timber gables and iron balcony at 1st floor level. The elevation facing the High Street is likewise of brick and tile hanging. The main entrance to the hotel is in the south-west corner beneath a glazed canopy, Flemish gable over coursed moulded brick cornice which returns into Upper Strand Street with 3 gables and windows set above it with moulded pilasters and entablature. Composite moulded brick pilasters and capitals follow beneath with similar moulded string between same. Iron balcony to 1st floor central window in Upper Strand Street. Windows parts casement and part box sashes throughout. Plain tiled roofs, except where early C19 wing where roofs are slated. Overhanging eaves on pairs of console brackets. Yellow brick, flat arches and box sashes with all glazing bars complete, but 2nd floor windows 2 squares each sash. Square section rainwater pipes and square hopper heads in Upper Strand Street elevation.
- 1.3 The proposal seeks to install a waterproof fabric canopy over this terrace. There would be 7no. steel (finished in black) posts to the front boundary, 2no. king posts (finished in black) located centrally within the terrace and 5no. connection bolts to the front soffit of the modern brasserie building. The canopy would be a darker cream colour, waterproof fabric. A tree would be planted to the eastern side of the terrace, outside of the area to be covered by the canopy, to replace the tree which was felled under a separate tree consent application (TC/21/00018) and was felled prior to the submission of this application. The structure would be fixed and largely permanent, but the fabric canopy could be removed for annual cleaning and maintenance.

2. Main Issues

2.1 The main issues for consideration are:

- The principle of the development
- Impact on the host listed building, setting of adjacent listed assets, the Conservation Area, and the Street Scene

Assessment

Principle of Development

2.2 The site is within the settlement confines of Sandwich and as such, the proposal would comply with Policy DM1 of the Core Strategy (CS), subject to other material considerations.

Impact on the Host Listed Building, the Setting of Adjacent Listed Assets, the Conservation Area, and the Street Scene

2.3 The majority of the proposed canopy structure would have no physical impact on the host listed building. The only contact with the host building would be through the insertion of 5no. resin-mounted fixing loops which would be inserted at soffit level. Details of these fixings have been submitted as part of the supporting documentation and show a very minimal approach with minimal loss of fabric. This part of the Bell Hotel is a modern extension and contemporary with the boundary walls and railings around the terrace. The terrace has been in use as such for a number of years. As such, it is considered there would be no loss of historic fabric nor any alteration to the existing historic plan form of the host building as a result of the proposal.

2.4 A number of listed buildings have had such canopies added in recent times, including the Royal Hotel in Deal, which had a similar canopy and support structure approved (DOV/21/00724) in the last few weeks. With the proposed use of black finished steel poles, the visual impact of the proposal would be relatively minimal and seen in the context of other vertical elements to the front of the modern brasserie. The use of a dark cream fabric for the canopy would also reduce the visual impact of the proposal. It is noted that the application site is within the setting of the Grade I listed Barbican. The Bell Hotel dates from a different period than the Barbican and is of distinctly different style of architecture. Relatively minor alterations to the hotel, so long as they do not result in harm to the setting of the host listed building, are unlikely to result in harm to the surrounding listed assets.

2.5 The terrace is already set apart from the main conservation area and street scene by virtue of the low modern brick boundary wall and railings. Whilst the proposed canopy and supporting structure would alter both the character and appearance of the conservation area and the street scene, the well-designed use of quality materials would ensure this would not amount to undue harm.

The addition of 1no. new tree to the corner of the site would further enhance the site and screen the canopy structure to some degree in due course. Given this benefit, it is considered reasonable to secure the provision of this tree with a condition. Overall therefore, it is considered that the proposal would not result in harm to the host listed building, the setting of adjacent listed assets, the conservation area or the visual amenity of the street scene and would comply with paragraphs 130, 201 and 202 of the NPPF in this regard. It should be noted that no concerns were raised by DDC Heritage beyond obtaining details of the fixings and a fabric sample of the canopy. It was also not considered necessary to obtain Listed Building Consent on this proposal given the limited impact of the proposal on the heritage asset. No concerns were raised with regard to the impact on the Barbican.

Other Matters

- 2.6 There are some nearby residential dwellings, but none are adjacent to the application site. Regardless, the provision of a canopy would not alter the fact that the application site is an established terrace in use ancillary to the brasserie for many years. It is considered that the proposal would have no impact upon existing residential amenities and would comply with paragraph 130(f) of the NPPF.
- 2.7 The application site is not within a recognised Flood Risk Zone. Regardless, there is no change of use proposed and as such, no flood mitigation measures are deemed necessary.
- 2.8 Whilst the application site is in an area of archaeological potential, no excavation works are required to install the proposed support structure or the canopy itself. They would be surface mounted to the terrace. As such, no archaeological measures are considered necessary.

3. Conclusion

- 3.1 The installation of a canopy and supporting structure in this location is acceptable in principle. It is concluded that the proposal is unlikely to result in harm to the host listed building, to the setting of nearby listed assets, to the visual amenity of the street scene or to the character and appearance of the conservation area. Overall, it is considered that the proposed development would comply with the aims and objectives of the NPPF and the CS.

g) Recommendation

I PERMISSION BE GRANTED subject to the following conditions:

- 1) 3-year commencement; 2) In accordance with the approved plans; 3) Fabric canopy to match submitted fabric sample; 4) Tree shown on approved drawings to be provided within first planting season following completion of the

approved works.

- II Powers to be delegated to the Head of Planning, Regeneration and Development to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

Case Officer:

Andrew Wallace