

HERITAGE STATEMENT IN SUPPORT OF
APPLICATION FOR LISTED BUILDING CONSENT FOR ALTERATION TO
FLAT 11, STONE HOUSE, NORTH FORELAND ROAD, BROADSTAIRS CT10 3NT

Introduction

This statement has been prepared by the applicant in support of a Thanet Planning Form 011 application for listed building consent for an alteration to Flat 11, Stone House, North Foreland Road, Broadstairs ('the Property').

The proposed alteration is to move one internal, non-original stud wall by approximately 104cm, with the result of enlarging the study by the same amount in order to make it more usable. The size of the kitchen would be reduced accordingly.

The building

Stone House is located on the corner of Lanthorne Road / North Foreland Road, Broadstairs and is set in approximately two acres of established woodlands and gardens. It was originally built in the second half of the 18th Century, as a private home. In the late 19th Century it was converted into a school and a large hall was added to the existing building.

The building was first registered as Grade II listed on 24 January 1950 (List Entry number 1267646) and, in 1972, was converted into sixteen apartments.

Long leaseholders of the apartments (including the applicant) and other residential buildings within the grounds share in the ownership of the respective freeholds through their membership of Stone House and Mews Company Limited.

The proposed alteration

As shown in the attached plans, it is proposed that one, non-original, stud wall be moved approximately 104cm, thereby enlarging the study at the expense of the kitchen. Plan A shows the current layout of the Property, Plan B shows a comparison between the current and proposed layouts and Plan C shows the proposed layout.

Relevant considerations for consent

The proposed alteration is exclusively internal and is designed to improve the functionality of the apartment as a residential dwelling by making the study a more usable size, enabling a proper desk and storage to be installed.

The consequent reduction in size of the kitchen will have no appreciable effect on its utility.

The proposal will in no way detract from the character of Stone House. It will have no impact on the external appearance of the building, nor will it have any impact on the structural integrity of Stone House. The study and kitchen run along the back of this part of Stone House. As the proposal concerns a stud wall, it could be easily reversed in the future (subject to relevant consent).