



Invicta Planning Ltd.
Chart House
10 Western Road
Borough Green
Kent
TN15 8AG

Tel: 01732 885563

Planning Department
Thanet District Council
Cecil Street
Margate
CT9 1XZ

26 October 2023

Dear Sir/Madam

APPLICATION FOR REPLACEMENT SHOPFRONT

HART & BONES, 16 CUTHBERT ROAD, WESTGATE-ON-SEA CT8 8NR

Please find enclosed a full planning application for the replacement of the existing shopfront with walling and windows to the front elevation of 16 Cuthbert Road, Westgate-on-Sea. This application is made on behalf of the property owners, Mrs Karen Hart and Mrs Alice Bones.

Background and Site Description

16 Cuthbert Road is a two and a half storey property which is in a commercial use to the ground floor and with two floors of residential accommodation above, one of which being in the roof. The commercial property is currently in use as a podiatry and physiotherapy clinic and has a single glazed timber framed shopfront onto the street.

The property sits within a terrace of properties of similar configuration, some of which no longer benefit from a commercial use at ground floor. The shopfronts are of varying design and appearance and utilise a mix of materials. Some of the shopfronts have been removed within the terrace, presumably allowing for a residential conversion. In these circumstances the shopfronts have been replaced by red brickwork and uPVC windows but retain the area which historically would have hosted the commercial signage on the fascia.



Invicta Planning Ltd.
Chart House
10 Western Road
Borough Green
Kent
TN15 8AG

Tel: 01732 885563

The Site is located within the Westgate-on-Sea Conservation Area.

Development Proposals

The proposal seeks the removal of the existing shopfront window and door and their replacement with new uPVC windows and door, red brick stallriser and white fascia board above the window. The original cornice and fascia of the shopfront would be retained.

The development is proposed to allow more privacy to the surgery room to the front of the premises as the existing window can be seen through in part, especially when the room behind is lit.

The existing shopfront large glass pane is cracked and needs replacing immediately. The new window configuration has been designed to include smaller individual windows with two high level openers for natural ventilation, double glazing for better thermal efficiency and the sill height raised to stop the public from sitting on the existing window sill.

The replacement of shopfronts within the terrace in which the application property is located has already occurred at other former premises. In principle the development would therefore not appear out of character. The proposed windows have been positioned to match those of other converted shopfronts and the cornicing and fascia have also been retained. The proposed materials would be sympathetic to its setting and the proposals would therefore be complementary to the appearance of the application property and the terrace of properties in which it is located.

Impact on the Conservation Area

The Site is located in the Westgate-on-Sea Conservation Area. The Conservation Area appraisal accompanying the designation identifies Cuthbert Road as being within Character Area 1 which is stated as being predominantly in residential use with some amenity provided by the shops to the eastern end of Cuthbert Road (i.e. where the application property is located). Whilst this passing



Invicta Planning Ltd.
Chart House
10 Western Road
Borough Green
Kent
TN15 8AG

Tel: 01732 885563

reference is made to the commercial properties there is no further commentary in relation to these uses specifically.

The Conservation Area Appraisal notes that a major problem in the Westgate-on-Sea Conservation Area is the poor standard of maintenance in many properties and boundary treatments which has resulted in the loss of architectural details. The replacement of original features with inappropriate modern fittings and unsympathetic additions to properties.

Whilst the existing shopfront at the application property is timber framed, it is modern and there is no overriding rhythm to the appearance of the commercial ground floor shopfronts. In deed the existing shopfront crosses over the historic fascia and cornicing underneath. The proposed development would make minor alteration to an existing shopfront. The proposed changes would match in general appearance to other ground floor alterations within the terrace and would reveal and retain the historic fascia and cornicing. This would have a beneficial impact upon the appearance of the property and the character and appearance of the wider conservation area.

Drawing Schedule

The application is supported by the following drawings:

Drawing Number	Revision	Drawing Title
PL-345-01	-	Site Location and Block Plan
PL-345-02	-	General Arrangement as Existing
PL-345-03	-	General Arrangement as Proposed



Invicta Planning Ltd.
Chart House
10 Western Road
Borough Green
Kent
TN15 8AG

Tel: 01732 885563

Application fees

The planning application is a standard Full planning application, the fee for which is £234 as no new floorspace is to be provided. This fee has been paid via the Planning Portal.

Next steps

I trust the above and enclosed is sufficient to allow the application to be registered and validated; however, if you require any further information at this point, please do let me know.

Yours sincerely

Kate Holland

Planning Director BSc MA MRTPI