

Canterbury City Council,
Council Offices,
Military Rd,
Canterbury
CT1 1YW

8 January 2024

Our Ref: 6779A

Dear Sir/Madam

The Duke of Cumberland Hotel, Whitstable CT5 1AP

On behalf of our client Shepherd Neame, please find enclosed an application for part retrospective Listed Building Consent (LBC) and a Section 96a Non-Material Amendment (NMA) application.

The proposals seek to regularise the 'as built' position of the approved kitchen extract flue, as well as introduce a more traditional design for the feature. This follows the grant of full planning permission and listed building consent for - *Internal alterations including removal of partitions on upper floors, together with external material changes to 1 no. outbuilding and relocation of kitchen plant including relocation of the external flue* – granted on 27th March 2023 (CA/23/00002 & CA/23/00003).

Application Site, Surroundings and Characteristics

The Duke of Cumberland is located in Whitstable Town Centre. The building was listed at Grade II (1084937) on 20 May 1977. The list description describes the building as:

- *Yellow brick building of the latter part of the C19 With red brick quoins, arches and with occasional yellow bricks forming fan pattern and double round headed windows on front and side elevation, upon slender iron columns and foliated capitals. 2 storey and attic with 3 dormers to front and side elevations. Stone porch having pilasters and semi-circular headed arch. Modern tiled roof and tile hanging between dormers. This building holds a key position in the street.*

The site is also located in the Whitstable Conservation Area. The conservation area was first designated on 12th September 1969. It was originally known as the Sea Wall Conservation Area, with a tighter boundary around the Sea Wall. It was enlarged to include the centre of the town where the site resides in 1984.

The application site is on the corner of two-character areas: the fishing settlement and the town centre. The Victorian terraced housing of the fishing settlement is structured in a grid pattern with later Edwardian and modern developments in a less formal layout. The buildings are generally of a maritime character with use of materials such as weatherboarding and brick which emphasise this character.

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The town centre has a mix of building styles, shapes, and proportions. These buildings mostly date from the 19th century but there are a few dating back to the 17th and 18th centuries. Buildings here are predominantly of brick construction, some with painted and rendered finishes with some weatherboarded buildings adding interest to the street scene.

Pitched roofs are an important feature. There are also many dormer windows, chimney stacks, uneven storey heights and roof outlines that punctuate the roofscape and create a distinct quality to the area. The Duke of Cumberland is highlighted as prominent building and focal point within the area.

These heritage considerations are important to note in determining applications that impact the site and are considered more fully within the justification sub-section.

Proposals

As outlined, the proposals seek part retrospective LBC and an NMA to relocate the kitchen extract flue from the position approved under applications CA/23/00002 & CA/23/00003 to its current position.

The applications follow correspondence with Canterbury City Council (LPA) where it has been agreed that the change is non-material in planning terms and these applications are appropriate to regularise the 'as built' position.

The client has also taken the opportunity to explore a redesign of the flue, to create a Victorian style stack that will include applying red London Stock brick slips to create corbels on the chimney and yellow London Stock brick slips to face main section of chimney boxing.

It is agreed that the proposals are *de minimis* in planning terms and constitute a non-material change to the approved drawings. The central consideration, therefore, relates to the LBC and whether the change in extract location and design could result in harmful impacts to the listed building and conservation area.

Justification

Through closer exploration of the loft space and roof build up during the fit-out process, it was revealed that to provide the flue in the approved location, it would require cutting through a deep roof purlin in the loft space, that is believed to be part of the original fabric of the building.

Minimising impacts on historic fabric was central to the main proposals and the decision was taken to avoid the unnecessary loss of historic fabric and modestly relocate the penetration for the extract flue. The 'as built' position is therefore a consequence of the ambition to retain existing architectural features that contribute to the historic character of the building. This is something that is required by Policy HE1 of the Canterbury District Local Plan.

The relocated flue sits slightly west and higher on the same roof pitch as that approved. The flue itself is identical to the approved design, but the relocation has some potential to increase visibility from the street scene. As noted, the town centre element within Whitstable Conservation Area has a mix of building styles, shapes, and proportions creating a varied but traditional coastal town character, with predominantly 19th century brick-built building stock in this area. Furthermore, the roofscape is characterised by dormer windows, chimney stacks, uneven storey heights and roof outlines that punctuate the skyline and create a distinct quality to the area. As such, it has been agreed to redesign the approved kitchen extract flue to recreate a Victorian style chimney, in order to sit more comfortably in this context and respond positively to the architectural language of the host building.

The Duke of Cumberland is characterised by its predominantly yellow brick elevations and red brick dressings. This extends to the historic chimneys with yellow brick stacks, decorative red brick corbelling and clay chimney pots. With this in mind, it is proposed to introduce red London Stock brick slips to the top of the new chimney that is stepped out 3 courses and back 1 course to mimic the corbelling of the originals. Yellow London Stock brick slips are to face the main section of the

new chimney stack. The facing materials and traditional form for the new chimney is considered an appropriate solution and will ensure the kitchen extract aligns with the character of the area and will not unduly draw the eye in any possible glimpsed views.

Overall, the proposed solution is appropriate to regularise the 'as built' position on site and is considered a heritage betterment when compared to the approved solution. It is fully compliant with the objectives of Policy DBE3, Policy DBE6, Policy HE1, Policy HE4, Policy HE5, Policy HE6, Policy HE8 and chapter 16 of the NPPF (2023). There should be no planning or conservation ground to refuse these applications.

Please find enclosed within the submission the following documents:

- Application forms, certificate, and fee
- Site Location Plan
- Block Plan
- Extg/Proposed Regularisation Roof Plans & Detail to Extract.
- Extg/Proposed Regularisation to installed Extract.
- Planning and Heritage Statement (within this letter)

We trust the information submitted is sufficient for the determination of the application and look forward to receiving confirmation that the application has been made valid in due course.

Yours sincerely,



Sam Elliott

Senior Planner

Heritage Potential

London

Enc.