

134	Case ref. no:	Y16/1182/SH
Property Address:	14 Prospect Road, Hythe	
Proposals:	LBC for the repair and resurfacing of ground floor rear extension roof and replacement of two roof lights	
Application Type	Listed Building Consent	
Agent:		
General Comments Operative Conditions?		
Listing / C/A?	Grade II, Conservation Area	
Date Consult Received:	25/10/2016	
Date Comments Sent:		

Comments:

General Description:

No14 is located on the North side of Prospect Road, about 200m West of its junction with Sandgate Road and about 80m South of the High Street. It is part of a terrace of three houses, 10-14 Prospect Road.

Historic Building Description and Significance:

Nos10-14 Prospect Road is a terrace of 3no three storey Georgian terrace houses, built in buff brick with Kent peg tile roofs. At the rear of no14 there is a smaller c19th two storey rear extension with a monopitch slate roof. The rest of the former courtyard beside this has been infilled with a single storey flat roofed extension built in 1974.

Development Proposals:

The application is retrospective for works already completed. Prior to the alterations to the rear extension roof was a typical three layer felt roof with spar chippings – all rather degraded and mossy. There were two rooflights – custom built with timber sides and sloping tops glazed with Georgian wire plate glass.

The roof has now been refurbished with replacement decking and re-covered with “Rubberbond” single ply coating, coloured dark grey. The rooflights have been replaced with new shallow domed acrylic rooflight covers

Relevant Documents:

Drawing "Before Resurfacing"
Drawing "After Resurfacing"
Photographs
Heritage Statement

Additional Information:

- Aerial View (Bing)
- Streetview photograph

Comments:

The extension at the rear is a modern infill to the courtyard to the side of the older two storey traditional rear extension. As such it does not contribute to the character of the listed building, indeed the spar chipping flat roof and rooflights could have been considered to be detrimental to the character of the rear of the house.

The extension, as refurbished, appears different, with a dark grey smooth finish rather than the spar chippings as before. This is possibly a slight improvement, in that the new coating is closer in appearance to a traditional lead roof than it was before. The rooflights are also different but no worse in appearance than the previous ones.

In general terms the works have had a neutral effect on the character of the building.

Recommendations:

Grant