

Case Name: 47-48 Hawley Square Margate

Case Number: 1420633

Background

English Heritage has been asked to consider Nos. 47-48 Hawley Square, Margate for de-listing. The building was originally listed at Grade II on 10 April 1951 and amended on 22 February 1973. In April 2008 a fire in Nos. 49-50 resulted in damage to the roof of Nos. 47-48 and another fire in May 2011 resulted in the destruction of most of the interior. In early 2014 an internal steel frame was inserted to prevent the front of the building collapsing. It is understood that LBC and planning permission for the restoration of the building and conversion to flats has been recently granted by Thanet District Council. The building is in the Margate Conservation Area.

An application for the de-listing of the adjacent Nos. 49-50 Hawley Square has also been received and is being considered separately (UDS ref. 1420663).

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	Name	Heritage Category
1	47 and 48 Hawley Square	Listing

Visits

Date	Visit Type
10 June 2014	Full inspection

Annex 1**Factual Details****Name: 47 and 48 Hawley Square****Location: 47 AND 48, HAWLEY SQUARE,**

County	District	District Type	Parish
Kent	Thanet	District Authority	Non Civil Parish

History

Hawley Square was the second of Margate's fashionable squares following Cecil Square which had been laid out in 1769. It was built by Sir Henry Hawley and may have been begun in the 1770s but most of the houses probably date from the 1780s. Originally two houses, Nos. 47 and 48 were converted to a single dwelling by 1872 when they were shown as such on the 1st Edition Ordnance Survey map. The roof of Nos. 47 and 48 was damaged by a fire in May 2008 which destroyed the interior of Nos. 49 and 50. A further fire in April 2011 destroyed most of the building's interior.

Details**EXTERIOR**

The principal elevation to Hawley Square survives largely as described in the list description of 1951 which noted that the building is of four storeys plus basement with a parapet. The façade is of red brick with a stuccoed ground floor. The original houses were of two bays, each now with canted bay sash windows to the outer bays on the first and ground floors. The second and third storeys and the inner bays of the first floor have sash windows except for the inner bay of No. 47 where the openings are blocked. The frames and sashes have been lost from the third storey. The elaborate Classical arched timber doorcase with pilasters, moulded panels and architrave and a segmental fanlight survives.

To the rear, the upper two storeys and the parapet have been rebuilt since the fire in 2011. As on the principal elevation, the inner bay of No. 57 has blocked windows, the surviving openings on the ground and first floors have lost their joinery and some are infilled with blockwork. The windows on these floors for No. 58 retain their frames and, on the ground floor, internal panelling.

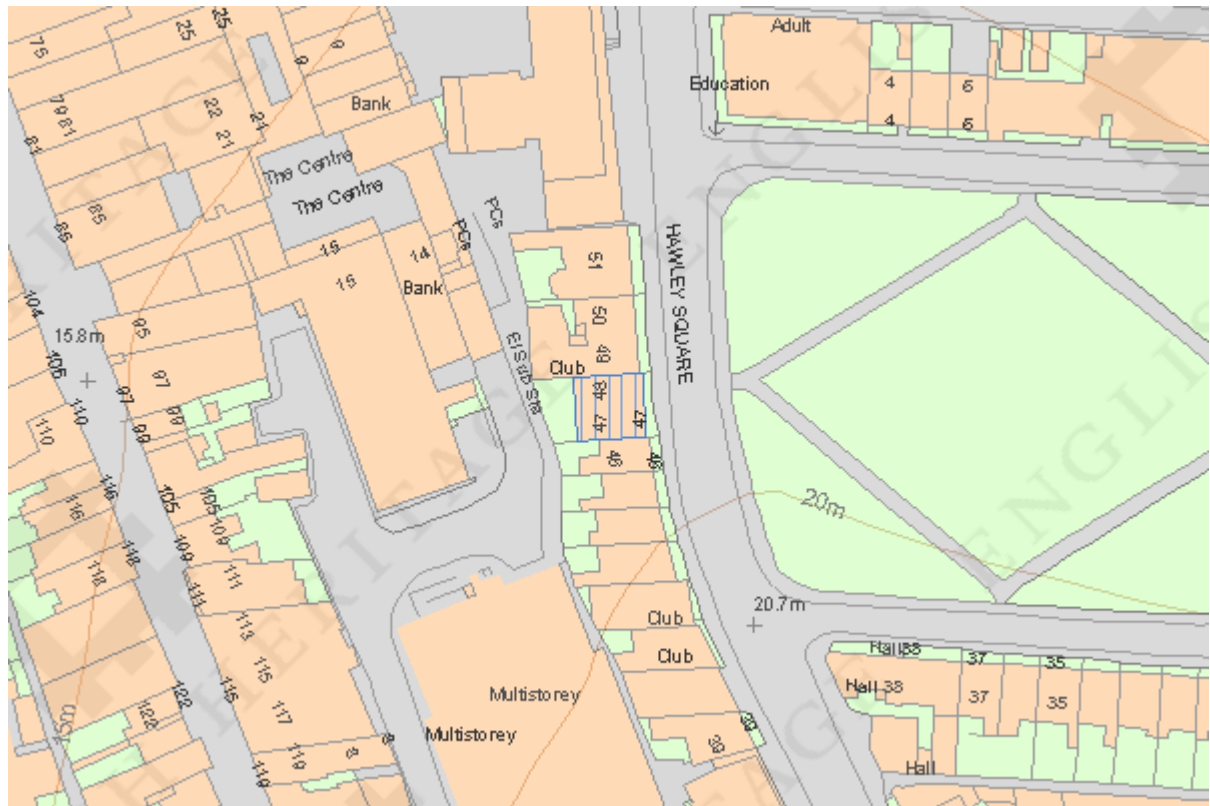
The roof has been entirely destroyed.

INTERIOR

The interior is now a shell through to the basement with all floors and internal partitions having been lost. The brickwork is exposed and the structure is supported by a steel frame in the No. 58 part of the building. As stated above some window joinery, the fabric of the bay windows, and the front door survives.

Selected Sources

Barker, N, Margate's Seaside Heritage, 2007, 69

Map**National Grid Reference:** TR3543470717

© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100019088.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF – 1094630_3.pdf.

Current List Entry**List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1094630

Location

47 AND 48, HAWLEY SQUARE,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Kent	Thanet	District Authority	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10 April 1951

Date of most recent amendment: 22 February 1973

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy Number: 356570

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

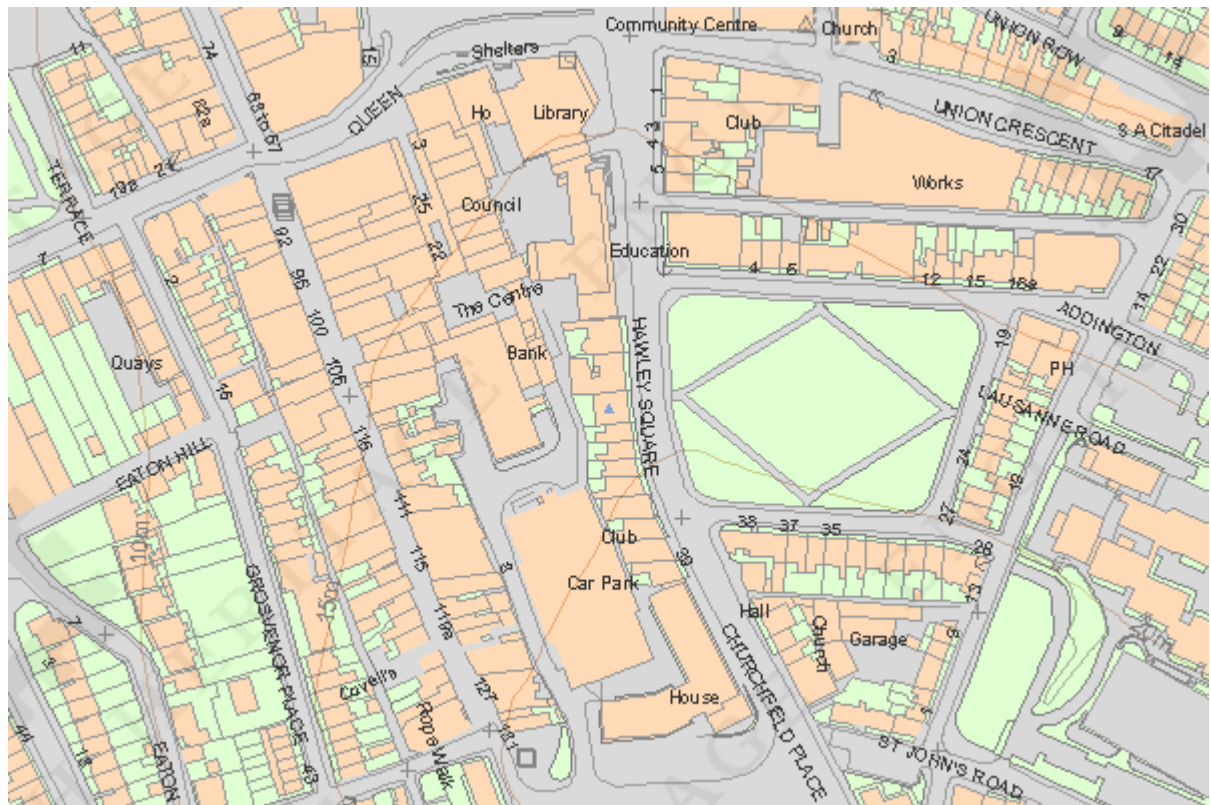
Legacy Record - This information may be included in the List Entry Details.

Details

HAWLEY SQUARE1.1380
(West Side) Nos 47 and 48TR 3570 NW 1/49 10.4.51. II
GV2.Originally 2 houses since converted to 1. Late C18. Four storeys
andbasement with area. Red brick, ground floor stuccoed. Parapet. Paintedstringcourse
above ground floor, 3 windows and one blocked window space in allwith glazing bars missing.
One bay window on the ground and first floor of eachhouse. Doorcase with architrave over,
originally a double doorcase.Nos 39 to 51 (consec) form a groupListing NGR: TR3543470717

Selected Sources

None.

Map**National Grid Reference: TR 35434 70717**

© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100019088.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1094630_2.pdf



ENGLISH HERITAGE

Our Ref: 1420633
Direct Line: 0208 361 9895
EMail:
mike.german@english-heritage.org.uk

23 June 2014

Dear ,

47 AND 48, HAWLEY SQUARE, MARGATE, KENT

INVITATION TO COMMENT

Further to our previous correspondence, I am writing to advise you that we have completed our initial assessment of the above building to consider whether its entry on the List of Buildings of Special Architectural or Historic Interest should be amended.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

If you have any further information or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or by post within 21 days from the date of this email. If you do not intend to send us any further comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our decision. We will notify you of the Secretary of State's decision in due course.

If you have any questions in the meantime please do not hesitate to contact me, quoting our reference 1420633. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at www.english-heritage.org.uk.

Yours sincerely

Mike German



ENGLISH HERITAGE

Assistant Designation Adviser - South

Designation Team South
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.



ENGLISH HERITAGE

Mr John Lowden
Managing Director
E.K.Drawing Service Ltd

Our Ref: 1420633
Direct Line: 0208 361 9895
EMail:
mike.german@english-heritage.org.uk

23 June 2014

Dear Mr Lowden,

47 AND 48, HAWLEY SQUARE, MARGATE, KENT

INVITATION TO COMMENT

Further to our previous correspondence, I am writing to advise you that we have completed our initial assessment of the above building to consider whether its entry on the List of Buildings of Special Architectural or Historic Interest should be amended.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

If you have any further information or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or by post within 21 days from the date of this email. If you do not intend to send us any further comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our decision. We will notify you of the Secretary of State's decision in due course.

If you have any questions in the meantime please do not hesitate to contact me, quoting our reference 1420633. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at www.english-heritage.org.uk.

Yours sincerely

Mike German

Assistant Designation Adviser - South



ENGLISH HERITAGE

Designation Team South
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.



ENGLISH HERITAGE

Mr Paul Cuming
HER Manager
Kent County Council
Heritage Conservation Group
Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Our Ref: 1420633
Direct Line: 0208 361 9895
EMail:
mike.german@english-heritage.org.uk

23 June 2014

Dear Mr Cuming,

47 AND 48, HAWLEY SQUARE, MARGATE, KENT

INVITATION TO COMMENT

Further to our previous correspondence, I am writing to advise you that we have completed our initial assessment of the above building to consider whether its entry on the List of Buildings of Special Architectural or Historic Interest should be amended.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

If you have any further information or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or by post within 21 days from the date of this email. If you do not intend to send us any further comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our decision. We will notify you of the Secretary of State's decision in due course.

If you have any questions in the meantime please do not hesitate to contact me, quoting our reference 1420633. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at www.english-heritage.org.uk.

Yours sincerely



Mike German

Assistant Designation Adviser - South

Designation Team South
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.



ENGLISH HERITAGE

Mr Nick Dermott
Conservation Officer
Thanet District Council
Conservation & Listed Buildings
PO Box 9
Cecil Street
Margate
Kent
CT9 1XZ

Our Ref: 1420633
Direct Line: 0208 361 9895
EMail:
mike.german@english-heritage.org.uk

23 June 2014

Dear Mr Dermott,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 BUILDINGS
OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

47 AND 48, HAWLEY SQUARE, MARGATE, KENT

Further to our previous correspondence, I am writing to advise you that we have completed our initial assessment of the above building to consider whether it should be removed from the List of Buildings of Special Architectural or Historic Interest.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

If you have any further information (any information within HERs would be of particular interest to us), or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or post within 21 days from the date of this email. If you do not intend to send us any comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our recommendation. We will notify you of the Secretary of State's decision in due course.

If you have any questions please do not hesitate to contact me, quoting our reference 1420633. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at www.english-heritage.org.uk. We look forward to hearing from you.

Yours sincerely



ENGLISH HERITAGE

Michael German

Mike German

Assistant Designation Adviser - South

Designation Team South
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.



ENGLISH HERITAGE

Mr Matthew Saunders
Secretary
Ancient Monuments Society
St Anne's Vestry Hall
2 Church Entry
London
EC4V 5HB

Our Ref: 1420633
Direct Line: 0208 361 9895
EMail:
mike.german@english-heritage.org.uk

23 June 2014

Dear Mr Saunders,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 BUILDINGS
OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

47 AND 48, HAWLEY SQUARE, MARGATE, KENT

INVITATION TO COMMENT

I am writing to inform you that we have received an application to remove the above building from the List of Buildings of Special Architectural or Historic Interest.

I attach a copy of our consultation report, which sets out the factual information upon which we will base our recommendation to the Secretary of State for Culture, Media and Sport.

If you have any further information (any information within HERs would be of particular interest to us), or observations on the consultation report which you believe might be relevant to our assessment we would be pleased to hear from you. You can send these to us by email or post within 28 days from the date of this email . If you do not intend to send us any comments we would be grateful if you could let us know so that we can proceed with the case. We will consider all representations made before finalising our assessment and making our recommendation. We will notify you of the Secretary of State's decision in due course.

If you have any questions please do not hesitate to contact me, quoting our reference 1420633. Further guidance on how to respond to this consultation and the type of information we are interested in can be found on our website at www.english-heritage.org.uk. We look forward to hearing from you.

Yours sincerely



ENGLISH HERITAGE

Michael German

Mike German

Assistant Designation Adviser - South

Designation Team South
English Heritage
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.

Case Name: 47-48 Hawley Square Margate

Case Number: 1420633

Background

English Heritage has been asked to consider Nos. 47-48 Hawley Square, Margate for de-listing. The building was originally listed at Grade II on 10 April 1951 and amended on 22 February 1973.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	EH Recommendation
1	1094630	47 and 48 Hawley Square	Listing	Delete from List

Visits

Date	Visit Type
10 June 2014	Full inspection

Context

In April 2008 a fire in Nos. 49-50 resulted in damage to the roof of Nos. 47-48 and another fire in May 2011 resulted in the destruction of most of the interior. In early 2014 an internal steel frame was inserted to prevent the front of the building collapsing. It is understood that LBC and planning permission for the restoration of the building and conversion to flats has been recently granted by Thanet District Council. The building is in the Margate Conservation Area.

An application for the de-listing of the adjacent Nos. 49-50 Hawley Square has also been received and is being considered separately (UDS ref. 1420663).

Assessment

CONSULTATION

The owners, local planning authority, Kent HER and Ancient Monuments Society were all consulted.

The Ancient Monuments Society pointed out the importance of the façade of the building to the historic townscape of Margate and noted the efforts that the LPA had made to retain its character. They urged that the building, along with Nos. 49-50 be retained on the List. No other substantive comments were received.

DISCUSSION

The Principles of Selection for Listing Buildings (March 2010) state that buildings dating from before 1700, that contain a significant proportion of their original fabric are listed; from 1700 to 1840, most buildings are listed; after 1840, because of the greatly increased number of buildings erected, a standardisation of architectural treatment, and the much larger numbers that have survived, progressively greater selection is necessary. The English Heritage Listing Selection Guide for Town Houses (October 2011) provides more specific guidance on the factors to be considered when assessing the special interest of a town house. These include the architectural quality, the retention of the plan form and circulation, degree of alteration and group value. In particular, the selection guide states that the rebuilding of the principal façade and other alterations such as the loss of architectural elements, including internal features such as the stairs or room plan of the principal floors, will undermine the case for listing. In general, losses of fabric or of elements of a building are commonplace and do not necessarily preclude designation; however, when these losses are extensive the case for designation may be significantly weakened.

The special architectural and historic interest of 47 and 48 Hawley Square was recognised by its inclusion on the List at Grade II in 1951 and subsequent amendment in 1973. Following damage to the roof of the building as a result of a fire in Nos. 49-50 in April 2008, a further fire in May 2011 resulted in the destruction of most of the interior, loss of the roof and damage to the external walls. In 2014 an internal steel frame was installed in the shell of the building in order to prevent the façade from collapse. When inspected, all internal floors and features, other than some fragments of panelling, sash windows and their frames, had been lost. The rear elevation has been rebuilt above the first-floor. Some interest remains from the largely undamaged façade onto Hawley Square which has a good classical doorcase. However, it should be noted that internal inspection of the construction of the two-storey canted-bay windows indicates that they are a later addition to the front elevation which was not recognised at the time of listing and reduces its interest as a late-C18 exterior.

Overall, the building is now a roofless and derelict shell which has been severely compromised by fire and partial demolition. It retains some historic interest in townscape terms for its relatively undamaged façade, to which its inclusion within a conservation area should provide appropriate protection. Although decisions to remove buildings from the List are never taken lightly, it is evident in this case that the damage to the building following the fire has resulted in the extensive loss of historic fabric and the surviving structure no longer meets the criteria for designation. Nevertheless, 47 and 48 Hawley Square contribute to the historic architectural character of Margate, and the facade, which remains standing, is an important element of Hawley Square.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are no longer fulfilled as it no longer has special interest in a national context. The building is therefore recommended for removal from the List.

REASONS FOR DESIGNATION DECISION

Nos. 47 and 48 Hawley Square, Margate, a pair of late-C18 town houses later converted to a single dwelling, are recommended for removal from the List, for the following principal reasons:

- * Loss of fabric: the building was extensively damaged by fire in April 2011 and it has lost a significant proportion of its C18 fabric including the roof structure, much of the rear wall, all internal floors and nearly all internal fittings;
- * Loss of special interest: the building survives in a ruinous state and, notwithstanding its continuing townscape interest, evident in the surviving facade, the extent of loss has had a detrimental impact on its architectural and historic integrity as a statutorily listed building.

Countersigning comments:

We have very carefully considered this case, and established that there are no enforcement issues. The facade is of a piece with other buildings in the square, which is within Margate Conservation Area. However given its date and the loss of fabric elsewhere in the building, it is not of sufficient merit alone to justify retention of the building on the statutory List. P Trevor 8.8.2014

Second Countersigning comments:

Agreed also. We acknowledge the importance of the surviving fabric as a contributor to the conservation area in which it lies, but this building has been so damaged by two fires with such a loss of historic fabric that it should no longer remain on the List
V. Fiorato, 18th August 2014

Further Comments:

Agreed, the building should be removed from the List. Tony Calladine. 30 Sept 2014

Annex 1**Factual Details**

Name: 47 and 48 Hawley Square

Location: 47 and 48, Hawley Square, Margate, Kent,

County	District	District Type	Parish
Kent	Thanet	District Authority	Non Civil Parish

History

Hawley Square was the second of Margate's fashionable squares, following Cecil Square which had been laid out in 1769. It was built by Sir Henry Hawley and may have been begun in the 1770s but most of the houses probably date from the 1780s. Originally two houses, Nos. 47 and 48 were converted to a single dwelling by 1872 when they were shown as such on the 1st Edition Ordnance Survey map. The roof of Nos. 47 and 48 was damaged by a fire in May 2008 which destroyed the interior of Nos. 49 and 50. A further fire in April 2011 destroyed most of the building's interior.

Details

Townhouse, c1780. Originally two houses but converted into a single dwelling in the C19. Damaged by fire in 2008 and 2011.

MATERIALS: red brick laid in Flemish bond. The roof has been lost.

PLAN: all floors and the internal plan have been lost.

EXTERIOR: four storeys plus basement with a parapet. The façade is of red brick with a stuccoed ground floor. The original houses were of two bays, each now with later canted bay windows to the outer bays on the first and ground floors. The second and third storeys and the inner bays of the first floor have sash windows except for the inner bay of No. 47 where the openings are blocked. The frames and sashes have been lost from the third storey. The elaborate Classical arched timber doorcase with pilasters, panels, architrave and segmental fanlight survives.

To the rear, the upper two storeys and the parapet have been rebuilt since the fire in 2011. As on the principal elevation, the inner bay of No. 57 has blocked windows, the surviving openings on the ground and first floors have lost their joinery and some are infilled with blockwork. The windows on these floors for No. 58 retain their frames and, on the ground floor, internal panelling.

INTERIOR: the interior is now a shell through to the basement with all floors and internal partitions having been lost. The brickwork is exposed and the structure is supported by a steel frame in the No. 58 part of the building. As stated above some window joinery, the fabric of the bay windows, and the front door survives.

Selected Sources

Barker, N, Margate's Seaside Heritage, 2007, 69

Map**National Grid Reference: TR3543470717**

© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100019088.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1094630_3.pdf

Former List Entry**List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1094630

Location

47 AND 48, HAWLEY SQUARE,

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Kent	Thanet	District Authority	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10 April 1951

Date of most recent amendment: 22 February 1973

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

Legacy Number: 356570

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description**Summary of Building**

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

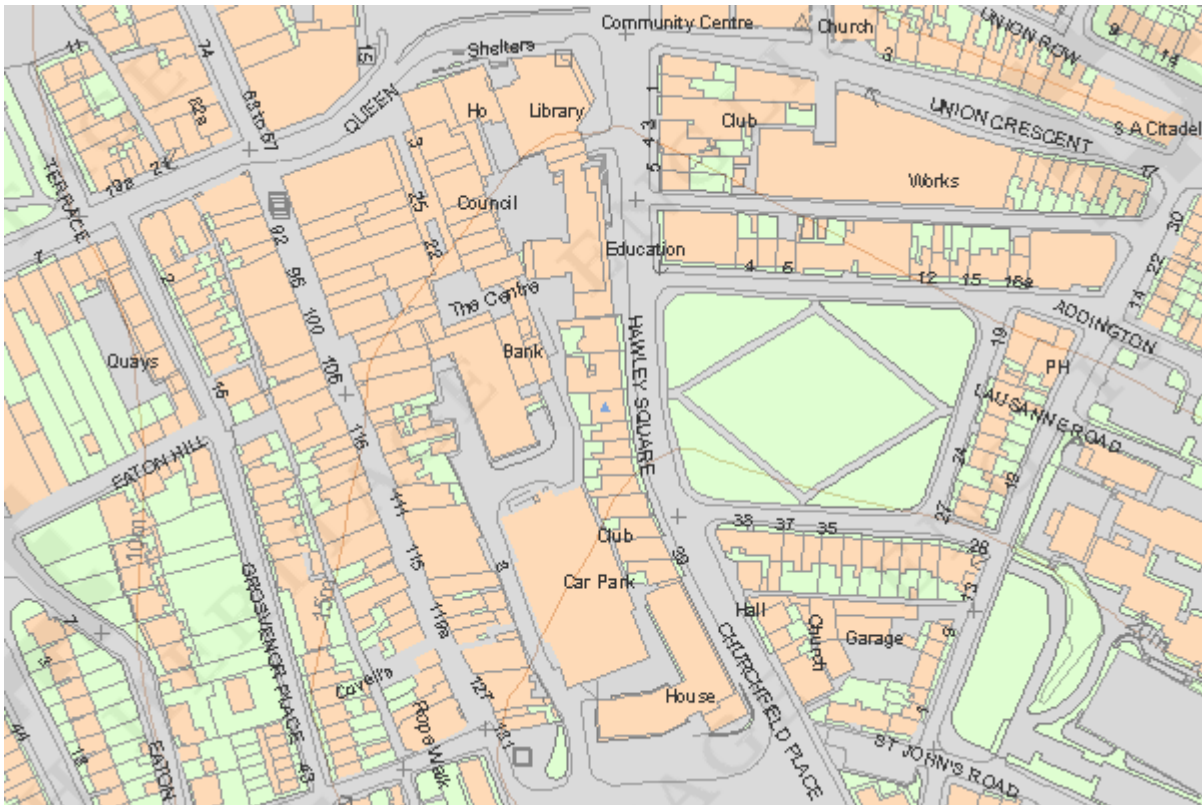
Legacy Record - This information may be included in the List Entry Details.

Details

HAWLEY SQUARE 1.1380 (West Side)
Nos 47 and 48 TR 3570 NW 1/49 10.4.51. II GV2. Originally
2 houses since converted to 1. Late C18. Four storeys and basement with area. Red brick, ground floor
stuccoed. Parapet. Painted stringcourse above ground floor, 3 windows and one blocked window space in
all with glazing bars missing. One bay window on the ground and first floor of each house. Doorcase with
architrave over, originally a double doorcase. Nos 39 to 51 (consec) form a group. Listing NGR:
TR3543470717

Selected Sources

None.

Map**National Grid Reference:** TR 35434 70717

© Crown Copyright and database right 2011. All rights reserved. Ordnance Survey Licence number 100019088.

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1094630_2.pdf



ENGLISH HERITAGE

Mr John Lowden
Managing Director
E.K.Drawing Service Ltd

Our Ref: 1420633
Direct Line: 0207 973 3117
EMail:
philip.seely@english-heritage.org.uk

10 October 2014

Dear Mr Lowden,

47 and 48, Hawley Square, Margate, Kent - Removal from the List of Buildings of Special Architectural or Historic Interest

Following your application to remove the above building from the List of Buildings of Special Architectural or Historic Interest, we have taken into account all the representations made and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Culture, Media and Sport has decided to remove 47 and 48 Hawley Square from the List of Buildings of Special Architectural or Historic Interest.

I attach a map and a copy of our advice report, prepared for the Department for Culture, Media and Sport, which gives the principal reasons for this decision. The List entry that has been removed can be seen in this advice report and will also be published on our Heritage Gateway website in order to provide clarity about the building's designation status. The website makes it clear that the buildings and sites included on the Heritage Gateway are mostly privately owned and are not open to the public.

The relevant local planning authority will be preparing the statutory notices required under the Planning (Listed Buildings and Conservation Areas) Act 1990. The provisions of the Planning (Listed Buildings and Conservation Areas Act) 1990 therefore no longer apply to this building and it will not be necessary to obtain Listed Building Consent to carry out any works to the building.

Please be aware that the removal of the building from the List took effect on the day that the entry was removed from the National Heritage List for England. This List can be accessed through our website.

If you consider that this decision has been wrongly made you may contact the DCMS within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.



ENGLISH HERITAGE

Please do not hesitate to contact me if I can be of any further assistance. More information can also be found on our website at www.english-heritage.org.uk.

Yours sincerely,

P.F.E Seely

Philip Seely
Designation Co-ordinator - South

Designation Team
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.

Annex 1

Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or



ENGLISH HERITAGE

historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Culture Media and Sport
4th Floor
100 Parliament
London
SW1A 2BQ.

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.



ENGLISH HERITAGE

Mr Paul Cuming
HER Manager
Kent County Council
Heritage Conservation Group
Invicta House
County Hall
Maidstone
Kent
ME14 1XX

Our Ref: 1420633
Direct Line: 0207 973 3117
EMail:
philip.seely@english-heritage.org.uk

10 October 2014

Dear Mr Cuming,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

47 and 48, Hawley Square, Margate, Kent – Removal from the List of Buildings of Special Architectural or Historic Interest

As you will know from our earlier letters we have been considering removing the above building from the List of Buildings of Special Architectural or Historic Interest.

We have taken into account all the representations made and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Culture, Media and Sport has decided to remove 47 and 48 Hawley Square from the List of Buildings of Special Architectural or Historic Interest.

I attach a map and a copy of our advice report, prepared for the Department for Culture, Media and Sport, which gives the principal reasons for this decision. The List entry that has been removed can be seen in this advice report.

Please be aware that the removal of the building from the List took effect on the day that the entry was removed from the National Heritage List for England. This List can be accessed through our website. The provisions of the 1990 Act therefore no longer apply to this building and Listed Building Consent will not be required to carry out any works to the building.

Please do not hesitate to contact me if I can be of any further assistance. More information can also be found on our website at www.english-heritage.org.uk.

Yours sincerely



ENGLISH HERITAGE

P.F.E Seely

Philip Seely
Designation Co-ordinator - South

Designation Team
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.



ENGLISH HERITAGE

Our Ref: 1420633
Direct Line: 0207 973 3117
EMail:
philip.seely@english-heritage.org.uk

10 October 2014

Dear ,

47 and 48, Hawley Square, Margate, Kent – Removal from the List of Buildings of Special Architectural or Historic Interest

As you will know from our earlier letters and from the visit made by our Designation Adviser we have been considering removing the above building from the List of Buildings of Special Architectural or Historic Interest.

We have taken into account all the representations made and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Culture, Media and Sport has decided to remove 47 and 48 Hawley Square from the List of Buildings of Special Architectural or Historic Interest.

I attach a map and a copy of our advice report, prepared for the Department for Culture, Media and Sport, which gives the principal reasons for this decision. The List entry that has been removed can be seen in this advice report and will also be published on our Heritage Gateway website in order to provide clarity about the building's designation status. The website makes it clear that the buildings and sites included on the Heritage Gateway are mostly privately owned and are not open to the public.

The relevant local planning authority will be preparing the statutory notices required under the Planning (Listed Buildings and Conservation Areas) Act 1990. The provisions of the Planning (Listed Buildings and Conservation Areas Act) 1990 therefore no longer apply to this building and it will not be necessary to obtain Listed Building Consent to carry out any works to the building.

Please be aware that the removal of the building from the List took effect on the day that the entry was removed from the National Heritage List for England. This List can be accessed through our website.

If you consider that this decision has been wrongly made you may contact the DCMS within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further



details of the review criteria and process and how to request a review are contained in the annex to this letter.

Please do not hesitate to contact me if I can be of any further assistance. More information can also be found on our website at www.english-heritage.org.uk.

Yours sincerely,

Philip Seely
Designation Co-ordinator - South

Designation Team
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.

Annex 1

Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:



ENGLISH HERITAGE

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Culture Media and Sport
4th Floor
100 Parliament
London
SW1A 2BQ.

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.



ENGLISH HERITAGE

Mr Matthew Saunders
Secretary of the Society
Ancient Monuments Society
St Anne's Vestry Hall
2 Church Entry
London
EC4V 5HB

Our Ref: 1420633
Direct Line:
EMail:
philip.seely@english-heritage.org.uk

10 October 2014

Dear Mr Saunders,

47 and 48, Hawley Square, Margate, Kent – Removal from the List of Buildings of Special Architectural or Historic Interest

As you may know, we have been considering removing the above building from the List of Buildings of Special Architectural or Historic Interest. We have taken into account all the representations made and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Culture, Media and Sport has decided to remove 47 and 48 Hawley Square from the List of Buildings of Special Architectural or Historic Interest.

I attach a map and a copy of our advice report, prepared for the Department for Culture, Media and Sport, which gives the principal reasons for this decision. The List entry that has been removed can be seen in this advice report.

Please be aware that the removal of the building from the List took effect on the day that the entry was removed from the National Heritage List for England. This List can be accessed through our website.

If you consider that this decision has been wrongly made you may contact the DCMS within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.

Please do not hesitate to contact me if I can be of any further assistance. More information can also be found on our website at www.english-heritage.org.uk.

Yours sincerely



ENGLISH HERITAGE

P.F.E Seely

Philip Seely
Designation Co-ordinator - South

Designation Team
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.

Annex 1

Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is



ENGLISH HERITAGE

important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Culture Media and Sport
4th Floor
100 Parliament
London
SW1A 2BQ.

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.



ENGLISH HERITAGE

Local Land Charges Officer
Local Land Charge Officer
Thanet District Council
Conservation & Listed Buildings
PO Box 9
Cecil Street
Margate
Kent
CT9 1XZ

Our Ref: 1420633
Direct Line: 0207 973 3117
EMail:
philip.seely@english-heritage.org.uk

10 October 2014

Dear Sir or Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (the 1990 Act) BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

47 and 48, Hawley Square, Margate, Kent

The entry for the above building has been removed from the statutory List of Buildings of Special Architectural or Historic Interest for Thanet, dated 10 October 2014. This entry can be seen in the attached advice report.

As you will be aware, section 2(2) of the 1990 Act provides that any list or amendments to a list deposited under section 2(1) of the 1990 Act shall be a Local Land Charge. I would therefore be grateful if you could arrange for this entry to be de-registered as a Local Land Charge.

Yours faithfully,

P.F.E Seely

Philip Seely
Designation Co-ordinator - South

Designation Team
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST



ENGLISH HERITAGE

Data Protection Act 1998

Your personal details, along with the other information you have provided and information obtained from other sources, will be retained by English Heritage for administrative purposes and, where applicable, for future consideration. English Heritage will not release personal details to a third party if the disclosure would contravene the Data Protection principles.

Freedom of Information

English Heritage is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. English Heritage will consult with external parties as necessary prior to releasing information.