

TDC Local Plan Consultation

Local Heritage Assets

Broadstairs & St Peter's Town Council is very aware that the rich architectural heritage of the town is an important aspect of its character.

The 2nd Edition of the Broadstairs & St Peter's Neighbourhood Development Plan includes Policy 9.3.4 about Local Heritage Assets and has the list at Appendix 4. Many of the buildings have a 'Ministry Ref', for example, Albion Street (NW) Nos 1 & 2 are 1/43. This reference number was taken from The Kent Historic Buildings Index Issue No 1 dated September 1994.

During the course of the NDP preparation, the sub-committee carried out local consultation to identify buildings which residents and organisations thought should be added to that list. These suggestions were then carefully assessed to decide whether they were suitable to be included as LHAs. Although not using the current Criteria and Guidance for the TDC Local Heritage Asset List, the sub-committee had the benefit of supervision by a Town Clerk who was very experienced in planning regulations and applied rigorous standards to the selection process. These additional LHAs are identified in the second column of Appendix 4 as being 'NDP 2nd Ed'.

Several of the NDP additions were buildings designed by the architect Edgar Ranger, for example, 101 Stone Road, Old Tolmers. These properties certainly meet the criteria of Design, Architectural, Aesthetic or Artistic Interest.

The current consultation by TDC invites nominations for LHAs from individuals and organisations. Appendix 4 concentrates on houses but monuments and public buildings are also worthy of recognition as LHAs.

These additional nominations have been submitted by residents:

Name of building/monument	Reference	Date	Notes
King Edward VIII post box Callis Court Road	1349407	2026.09.16	Submitted by resident
Queen Victoria post box Chandos Square	1349410	2026.09.16	Submitted by resident
Harbour café and toilet block Harbour Street	1349862	2026.09.17	Submitted by resident
Old Telegraph Hut Western Esplanade	1349863	2026.09.17	Submitted by resident
Thanet Place (now Bevan Mansions) North Foreland Road	1350410	2026.09.18	Submitted by resident

Fish-motif promenade lights (8) Victoria Gardens	1352721	2026.09.26	Submitted by resident
Bandstand Victoria Gardens	1352734	2026.09.27	Submitted by resident
Seafront shelter Victoria Gardens	1352741	2026.09.27	Submitted by resident
Callis Grange (now Wychdene) Callis Court Road	1353135	2026.09.28	Submitted by resident
>>>>>>>>>>>>>>>>>>>>	>>>>>>>>>>>>>>>>>>>>	>>>>>>>>	>>>>>>>>>>>>>>>>>>>>
Clock Tower Victoria Gardens		2026 September	Submitted by resident
Water fountains Viking Bay		2026 September	Submitted by resident

The following suggestions from residents require further background research before they can be submitted:

Name of building/monument	Notes
All seafront shelters	One on each of Eastern and Western Esplanades - are there any others left around our stretch of coastline?
Ornate Iron toilet signs Victoria Gardens ✱	One already removed (hopefully for repair) leaving two still standing. Difficult to find archive photographs/references but very similar decorative style to Clock Tower
Harringtons shop sign York Street ✱	Does being in the Central Conservation Area give this protection?
Road signpost Wellesley House roundabout	What is the KCC Highways attitude to heritage road signs?
Sign to Post Office on side of The Old Bakehouse ✱	This is attached to the side of a Grade II listed building so does this already have protection?
Arrowsmith shop sign ✱	Does being in the Central Conservation Area give this protection?

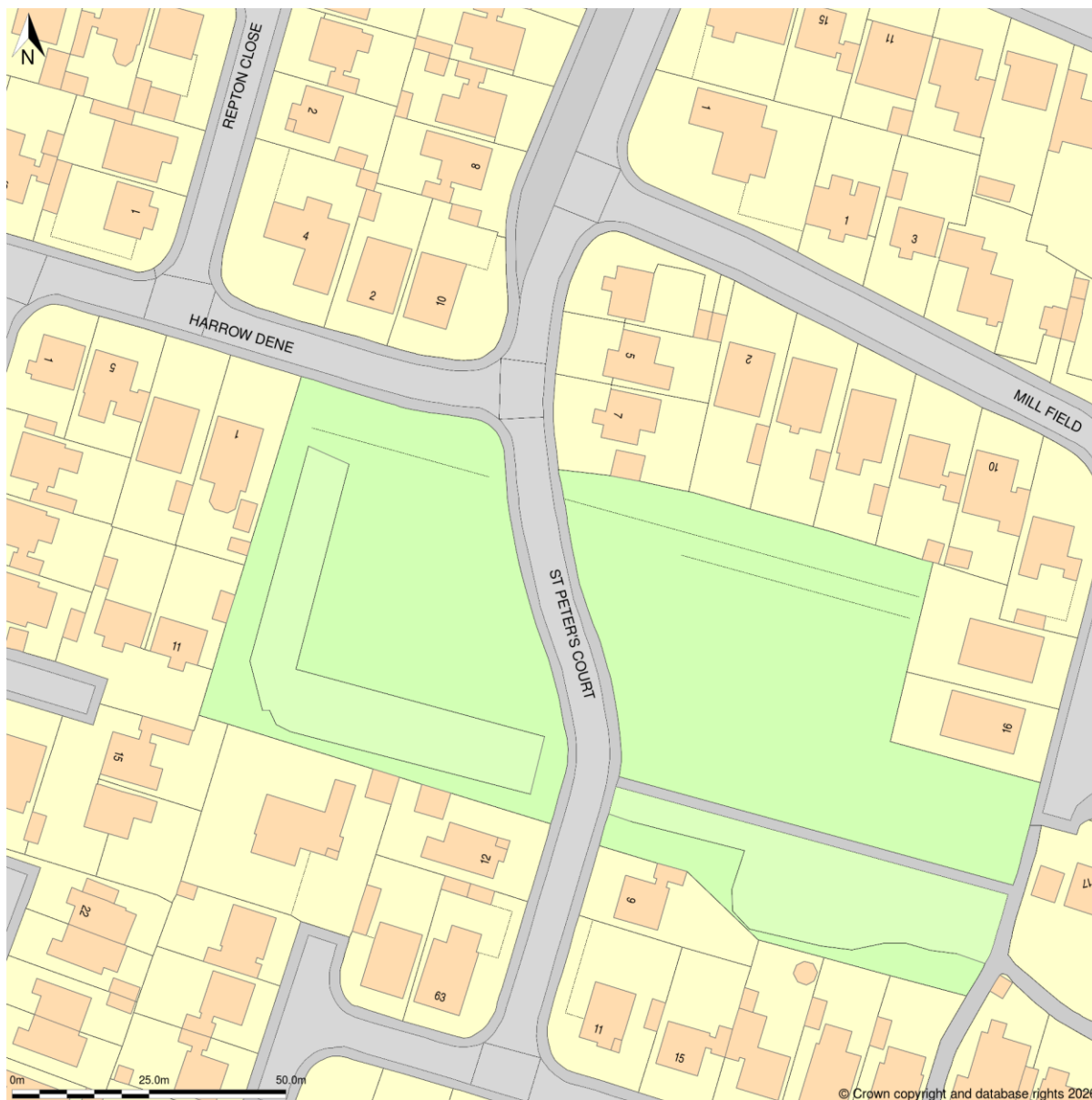
Photograph submitted

Sue Wall

30 September 2026

Submission of additional land:

St Peter's Court



The Land (information received from St Peter's Court resident)

Two areas of open grassland, together approximately 4 acres, lying either side of the estate road within the St Peter's Court estate, off Sowell Street between Albion Road and Mill Field. Both are shown as green space in the Broadstairs & St Peter's Neighbourhood Development Plan, at paragraph 9.2.6. The trees are covered by tree preservation order B/TPO/2(1969)A1. The estate was built in the early 1970s on the site of the former St Peter's Court School, and the greens have been open and unfenced throughout.

The registered proprietor, Kingfisher Homesteads Limited, was dissolved on 21 July 1983. The land has been ownerless since. Kent County Council maintained it for some fifty years and ceased on the basis that it is not in its ownership. No arrangement for its upkeep was ever created: the house titles on the estate contain no obligation to contribute, and there is no management company or service charge.

Appendix 4 of Broadstairs & St Peter's Neighbourhood Development Plan List of Local Heritage Assets

<https://www.broadstairs.gov.uk/wp-content/uploads/2024/03/Locally-listed-buildings-Schedule-Sep-22-V5-compressed.pdf>

Buildings not in a Conservation Area:

Address	Ministry Ref/NDP stage identified	Postcode
Bairds Hill		
Bairds Hill Granite Kerbs	NDP 2nd Ed	various
Bromstone Road (N)		
No 80 (Bromstone Farmhouse)	5/62	CT10 2HX
Wall to Bromstone Farmhouse	5/62A	CT10 2HX
Bromstone Road (S)		
Wall between Kingsdown Farmhouse and Bromstone Cottage	5/60	CT10 2HT
Bromstone Cottage	5/61	CT10 2HT
Callis Court Road (SE)		
Callis Court Hotel (Now 'The Lanthorne)	5/63	CT10 3AE
No 36 (Oak Tree House)	NDP 2nd Ed	CT10 3AG

Castle Avenue		
No 42	NDP 2nd Ed	CT10 1EG
Church Street, St Peter's		
No 52	NDP 2nd Ed	CT10 2TT
No 54	NDP 2nd Ed	CT10 2TU
Dane Court Road, St Peter's (NE)		
Nos 1 Old Farm Cottages, Buddles Farm	5/86A	CT10 2QR
The Shallows	5/89	CT10 2QR
Dane Court Road, St Peter's (SW)		
Barn to E of Sacketts Hill Farm House	5/36A	CT10 2QS
Orchard Cottage, Sacketts Hill Farm	5/36B	CT10 2QS
Dumpton Farm Lane (N)		
Wall to E of Dumpton Farmhouse	5/91A	CT10 2EJ
Eastern Esplanade		
No 1	NDP 2nd Ed	CT10 1DP

Nos 2 & 3	NDP 2nd Ed	CT10 1DP
No 4	NDP 2nd Ed	CT10 1DP
No 5	NDP 2nd Ed	CT10 1DP
No 6	NDP 2nd Ed	CT10 1DP
No 7	NDP 2nd Ed	CT10 1DP
No 8	NDP 2nd Ed	CT10 1DR
No 9	NDP 2nd Ed	CT10 1DR
NO 10 AND 11	NDP 2nd Ed	CT10 1DR
No 12	NDP 2nd Ed	CT10 1DR
No 13	NDP 2nd Ed	CT10 1DR
No 14	NDP 2nd Ed	CT10 1DR
No 15	NDP 2nd Ed	CT10 1DR
Fort Road		
Harbour Rise	NDP 2nd Ed	CT10 1TY
Fair Street (S)		
No 1 (The Cottage)	5/96	CT10 2JL
The Woodlands	5/97	CT10 2JP
Kings Avenue		
No 2	NDP 2nd Ed	CT10 1DJ
No 4	NDP 2nd Ed	CT10 1DJ

No 6	NDP 2nd Ed	CT10 1DJ
Margate Road (E)		
Gate Piers to Westwood Lodge	-	CT10 2PP
North Foreland Avenue		
Dean Park	NDP 2nd Ed	CT10 3QR
Park Avenue		
No 38	NDP 2nd Ed	CT10 1ED
No 52	NDP 2nd Ed	CT10 1ED
Park Road		
No 2	NDP 1st Ed	CT10 1ED
No 3	NDP 1st Ed	CT10 1ED
Wainright House	NDP 2nd Ed	CT10 1ED
Ramsgate Road (SE)		
Wall to NE of No 43	5/143A	CT10 1PP
No 205 (Yew Tree Cottage)	5/144	CT10 2EW
No 207	5/145	CT10 2EW
Nos 213 & 213A	5/146	CT10 2EN
Ranelagh Grove (NW)		

No 4	NDP 2nd Ed	CT10 2TB
No 6	3/148	CT10 2TE
Reading Street		
Two side boundary walls of the former St Mary's Convalescent Home (Reading St and Wings Close)	NDP 2nd Ed	CT10 1DR CT10 1DT
Sowell Street (SE)		
Nos 18 to 22 (even) (Serene Place)	5/42	CT10 2AU
No 29 Street	NDP 2nd Ed	CT10 2AU
Stone Road		
No 99	NDP 1st Ed	CT10 1EB
No 101	NDP 1st Ed	CT10 1EB
Stone Road Granite Kerbs	NDP 2nd Ed	Various
The Pathway (S)		
Pathway Cottage	1/138	CT10 1ES
Tippeldore Lane, St Peter's (E)		
Lane Cottage	3/168	CT10 2TG

Tippledore Lane, St Peter's (W)		
Nos 1,2 & 3 Blagdon Cottages & Stable	3/169	CT10 2TG
Upton Road		
No 2	5/178	CT10 2AS
Vale Road (N)		
Nos 5 & 6 (Upton Cottages)	5/179	CT10 2JE
Vicarage Street, St Peter's (NW)		
No 36 (Little Court)	5/185	CT10 2SE
Western Esplanade		
No 7 (Buckmasters)	NDP 2nd Ed	CT10 1TG
No 8 (Braeside)	NDP 2nd Ed	CT10 1TF
No 21a (The Coach House)	NDP 2nd Ed	CT10 1TD
No 22 (Oak Lodge)	NDP 2nd Ed	CT10 1TD
Westwood Road, St Peter's		
Barn to W of Manor Farm in grounds of No 157	5/ 187	CT10 2NR

York Street (E)		
No 17 (Marigold Cottage)	1/190	CT10 1PD
No 3536 & 37	1/194	CT10 1PB
Nos 39, 41 & 41a	1/195	CT10 1PB

Buildings in a Conservation Area:

Address	Ministry Ref/NDP stage identified	Postcode
Albion Street (NW)		
Nos 1 & 3	1/43	CT10 1LU
Nos 19 & 21	1/44	CT10 1LU
No 51	1/45	CT10 1NE
No 55 (Dolphin Inn)	1/46	CT10 1NE
Albion Street (SE)		
No 40	1/54	CT10 1NE
No 42	1/55	CT10 1NE
Charlotte Street (E)		
Nos 7 & 9	1/64	CT10 1LR
Church Road (SW)		

No 3 & Bleak House Garage Cottage	1/66	CT10 1EZ
Church Street, St Peter's (NW)		
No 15 (Hopeville House)	NDP 2nd Ed	CT10 2TT
Church Street, St Peter's (SE)		
No 28	4/75	CT10 2TT
Nos 30 & 32	4/76	CT10 2TT
Nos 34 & 36	NDP 2nd Ed.	CT10 2TT
No 38	4/78	CT10 2TT
Nos 44-48 (even)	4/79	CT10 2TT
Church Street Granite Kerbs	NDP 2nd Ed	Various
Crow Hill		
No 3 (Vine Cottage)	2/84	CT10 1HN
Flint wall to S&E of Thanet Lodge	2/13A	CT10 1HW
No 8 (former Brewery)	2/85	CT10 1HT
No 42 (Redmount)	NDP 2nd Ed	CT10 1HT
Devonshire Terrace (NW)		
Sunnyside Cottage & The Garden House	2/90	CT10 1HH

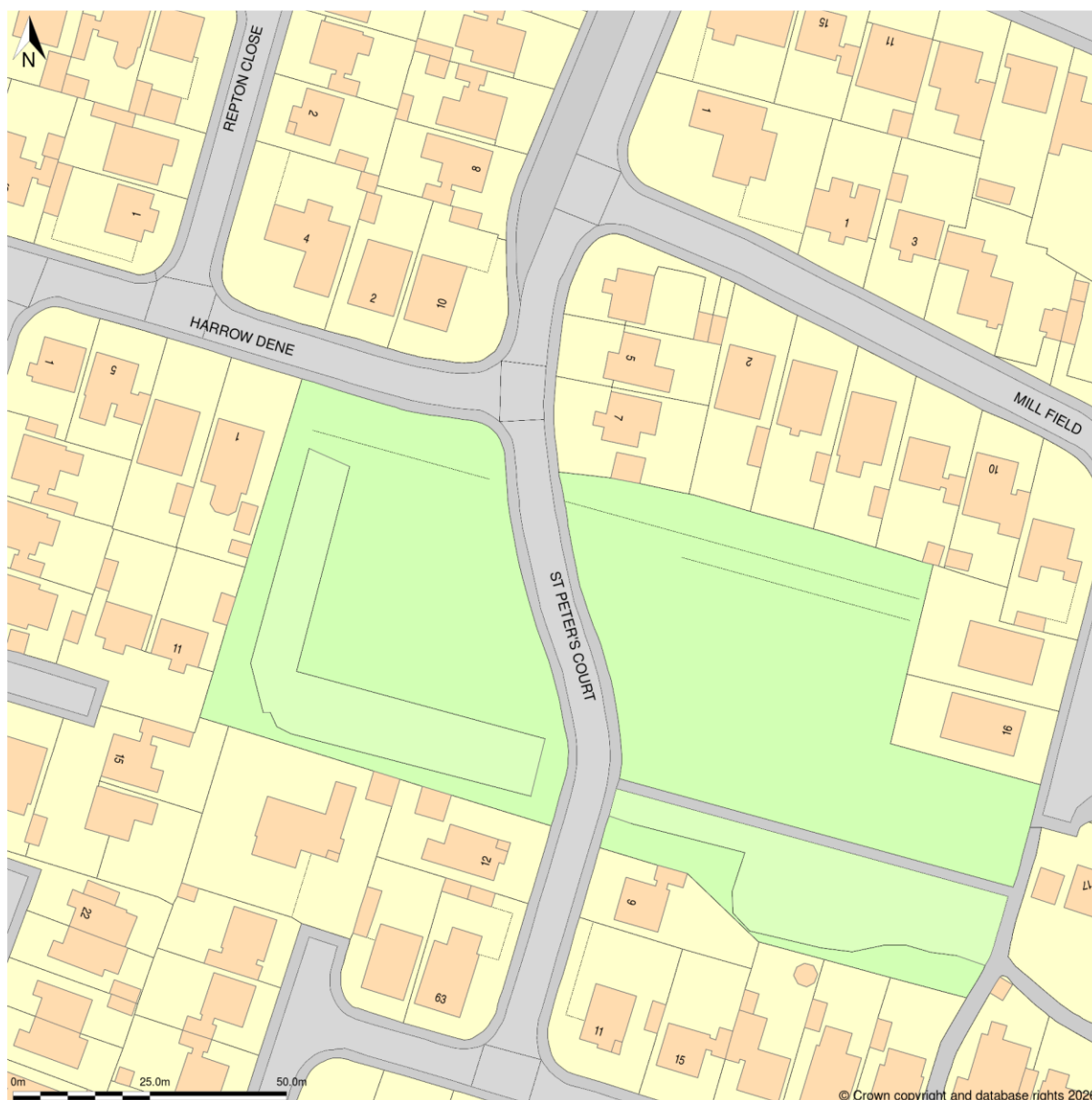
Harbour Street (NE)		
No 5	1/99	CT10 1ET
Harbour Street (SW)		
Nos 8 & 8A	1/106	CT10 1ET
No 10	1/107	CT10 1ET
High Street, St Peter's (NE)		
Nos 35-39 (odd)	3/114	CT10 2TH
No 45	3/115	CT10 2TH
High Street, St Peters (SW)		
Nos 28-32 (even)	3/116	CT10 2TQ
High Street Granite Kerbs	NDP 2nd Ed	
Hopeville Avenue, St Peter's		
Arklow Cottage	3/69	CT10 2TR
Nelson Place (SW)		
Nos 15 & 17	2/125	CT10 1HQ
Nos 27-31 (odd)	2/128	CT10 1HQ

No 39 (Pear Tree Cottage)	2/130	CT10 1HQ
Queens Gardens		
Nos 2-9 (consec)	5/142	CT10 1QE
Reading Street (NE)		
No 31 (Cottage belonging to Hodson Engineering Co)	5/157	CT10 3AZ
Reading Street Granite Kerbs	NDP 2nd Ed	
St Mary's Road		
St Mary's Road Granite Kerbs	NDP 2nd Ed	
Staines Place		
Nos 1-4 (consec)	2/161	CT10 1HL
No 5 (Henley Lawn Lodge)	2/162	CT10 1HL
The Parade		
Eagle House	1/58	CT10 1LZ
Tunis Row		
No 1 (Tunis Cottage)	2/170	CT10 1HJ

No 5 (Nelson Cottage)	2/171	CT10 1HJ
No 11 (Ashton Cottage)	1/173	CT10 1HJ
Vicarage Street, St Peter's (NW)		
No 8 (Thaxted House) & No 10 (Portland House)	3/184	CT10 2SG
Vicarage Street, St Peter's (SE)		
Blagdon (Nos 1-8)	3/21	CT10 2SG
Waldron Road		
No 3 (Crossways)	NDP 2nd Ed	CT10 1TB
York Street (E)		
No 21 Cathcart House (Nickleby House)	1/191	CT10 1PB
No 23	1/192	CT10 1PB

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