

Application Number:	P/LBC/2025/02899
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Kika Beach Club 52-53 The Esplanade Weymouth DT4 8DG
Proposal:	Retain canopies and associated works to frontage of Kika Beach Club for use within the business premises
Applicant name:	Mr & Mrs Record
Case Officer:	Robert Parr
Ward Member(s):	Cllr Orrell

1. Reason application is going to committee:

In accordance with the Council's scheme of delegation this application is brought to committee for determination as the application site includes adopted highway which is vested in Dorset Council.

2. Summary of recommendation:

2.1 Refuse listed building consent for the following reason:

1. The proposed development would result in significant less than substantial harm to the heritage significance of the listed buildings within the application site, the Weymouth Town Centre Conservation Area and less than substantial harm to the setting of the adjacent listed buildings. The harm to these designated heritage assets is not outweighed by public benefits and is without clear and convincing justification. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 and paragraphs 212, 213 and 215 of the National Planning Policy Framework (2025 as amended) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

3. Key planning issues

Issue	Conclusion
Impact on Heritage Asset, Setting and Conservation Area	Unacceptable

4. Description of site

- 4.1 The application site is located fronting onto The Esplanade in Weymouth Town Centre and is approximately 30m southeast of the highway junction with New Street. This is a secondary shopping frontage area of Weymouth's Esplanade which is predominantly characterised by the historic Georgian period seafront. The application site comprises of the two existing mid terrace Grade II listed buildings 'York Buildings (Terrace) no.52 and 53 The Esplanade and a section of the highway pavement. The section of highway pavement within the application site spans the entire front of the existing buildings and extends out to encompass approximately 4.7m of the pavement to the northeast, leaving a strip of pavement approximately 2.3m in width.
- 4.2 The existing buildings are in use as the Kika Beach Club drinking establishment/restaurant, and this use extends outside of the building with an outdoor seating area that covers the section of highway pavement within the application site. The outdoor seating area covers an

area of approximately 59m², is enclosed by timber clad and metal framed wall that ranges in height from approximately 2m to 1m, with circular shaped opening frame for pedestrian access to the premises located towards the front of no.53 The Esplanade. The outdoor seating area has a fixed polycarbonate canopy in the centre of the two buildings and flanking this are two fixed canopy structures with retractable canopies. The canopy frames are painted white in colour and fixed to the listed buildings. Within the enclosed seating area are arranged various timber seats, tables and planters.

- 4.3 The application site is located within the Weymouth defined development boundary (DDB) and the Weymouth Town centre Conservation Area. Some of the adjacent drinking establishments have similar external seating areas featuring a variety of enclosure designs and canopies.

5. Description of development

- 5.1 Retain canopies and associated works to frontage of Kika Beach Club for use within the business premises. The canopies are physically attached to the listed building and as such require listed building consent.

6. Background and relevant planning history

- 6.1 Members attention is drawn to the live applications no. P/LBC/2025/01317 & P/FUL/2025/01316 in relation to the adjoining 54-55 The Esplanade (known as The Nook Cocktail Club) premises which propose to retain canopies and associated works to frontage of The Nook Cocktail Club for use within the business premises.

- 6.2 The relevant planning history for the application site is set out below.

Application no.	Proposal	Decision	Decision Date
P/FUL/2025/02894	Retain canopies and associated works to frontage of Kika Beach Club for use within the business premises	Under consideration	n/a

7. List of constraints

Within the Weymouth Town Centre Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990).

York Buildings (Terrace) Grade II Listed Building List Entry: 1145950 (Application site)

York Buildings (Terrace) Grade II Listed Building List Entry: 1145951 (Application site)

York Buildings (Terrace) Grade II Listed Building, List Entry: 1145952 Distance: 0m

York Buildings (Terrace) Grade II Listed Building, List Entry: 1145953, Distance 10m

York Buildings (Terrace) With Area Railings Grade II Listed Building, List Entry: 1145954, Distance: 18m

Charlotte Row (Terrace) Grade II Listed Building, List Entry: 1145949, Distance: 0m

Weymouth Town Centre Conservation Area

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Dorset Council Conservation Officer

It is concluded that the proposal due to its clutter, concealment of views of the listed buildings, would detrimentally impact the architectural significance of the listed buildings, the setting of neighbouring listed buildings and the special character and local distinctiveness of the Weymouth Town Centre Conservation Area.

The design and density of the proposal is considered overly dominant presenting a solid timber boundary and full covering of the area. The addition of this visual clutter, which is of a heavy and overbearing nature.

It is noted that the canopies are retractable however there appears to be permanent metal framing to support the canopies. The central roofed section is also of a permanent nature, and neither is of a design or material appropriate for a Listed building. Both appear to be fixed to the host buildings with the potential to harm historic fabric. The proposal presents an alien and incongruous solid feature at odds with these traditional buildings.

Furthermore, the proposal adds visual clutter and a dense design which creates harm to the wider contribution made to the street scene and the character and appearance of the Conservation Area. The character and appearance of the Weymouth Town Conservation Area is defined by its historic buildings, traditional materials, and cohesive historic townscape. The introduction of solid timber boundaries, canopies and roofed sections would be incongruous with these defining characteristics. The Weymouth Town Conservation Area Character Appraisal highlights the need to preserve the unique character of the area and avoid alterations that could undermine its historic significance. The proposal is considered to not align with these guidelines and would negatively impact the overall appearance of the Conservation Area.

2. Melcombe Regis Ward Member

No response received

3. Weymouth Town Council

The Council positively supports the application on the grounds of economic development.

Representations received

Weymouth Civic Society

We have concerns about these proposals, which would result in further additions to the barriers around the forecourts, effectively enclosing the space at the frontage, and affecting the setting of this historic Georgian terrace of buildings. We would ask that consideration is given to the particular context of these two properties, immediately adjacent to 51 The Esplanade (Harveys), and the effect on its setting. This is one of the most important of Weymouth's historic buildings, both as Harvey's Library in the Georgian era, and later as the prestigious premises of the Royal Dorset Yacht Club.

Total - objections	Total - No objections	Total - comments
0	0	1

9. Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- ENV4: Heritage assets

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Weymouth Neighbourhood Plan - The Inspector's Examination Report was received on 23 September 2025. Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application. On the 23 October 2025 the Cabinet Member for Planning and Emergency Planning made the decision that the Weymouth Neighbourhood Plan 2021 to 2038, as modified, can proceed to referendum.

The Weymouth Neighbourhood Plan referendum was held on Thursday 11 December 2025 and the result was in favour of the Weymouth Neighbourhood Plan. The plan will now proceed to Cabinet on 27 January 2026 where a decision will be made on making the Weymouth Neighbourhood Plan part of the development plan for the Weymouth neighbourhood area.

Given the above the Weymouth Neighbourhood Plan can be given full weight in decision-making, so far as the plan is material to the application. The following emerging policies are considered to be relevant to this proposal:

- Policy W45: Heritage Assets

Other material considerations

National Planning Practice Guidance

Supplementary Planning Documents/Guidance For West Dorset re:

Weymouth & Portland Listed Buildings and Conservation Areas (2002)

Conservation Area Appraisals:

Weymouth – Town Centre Conservation Area Appraisal adopted December 2012

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

Material considerations

- Tourism/community benefits through the retention of sitting out area in Weymouth Town Centre

Non material considerations

- License fee (paid to Dorset Council that manage the public highway on which the development is located on).
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14. Heritage Assessment

Heritage impact

Heritage assets

York Buildings (Terrace) Grade II Listed Building List Entry: 1145950 (Application site no.52)

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Weymouth Town Centre Conservation Area

Area of Archaeological Potential; Town Centre North of Harbour

Significance of heritage assets

Weymouth Town Centre Conservation Area (The Esplanade sub area) (CA)

- 14.1 The significance of this part of the CA can be summarised as The Esplanade providing an important example of late Georgian town planning, related firmly to the sea and the historic uses of the late 18th and early 19th century have defined the character of The Esplanade, which has been, and continues to be, associated with visitors, entertainment, leisure and fun. As such the CA is considered to have historic, architectural and communal/social heritage significance. Furthermore, the quality of The Esplanade and its bay have been recognised and appreciated since the start of noble and royal patronage of the Georgian resort and as such is considered to have aesthetic heritage significance. The CA appraisal sets out that *“The Esplanade is of national significance in the history of the seaside resort and in terms of social history”*.

York Buildings (Terrace) no.52 and 53 (application site)

- 14.2 In summary the significance of no. 52 and 53 is considered to be in their architectural and historic value as examples of Georgian seaside architecture and elegant proportion and details to the frontage. Indeed, the list description of no.52 sets out that the building is a *“very handsome property, little altered externally on this principal front”*.
- 14.3 The buildings present a refined classical arrangement with sash windows, window surrounds, cornices and elevational details. The buildings are considered to be a key part of The Esplanade and contribute to the long stretch of seafront terraces with a mix of Georgian styles. The list description sets out that no. 52 features Flemish bond brickwork and classical quasi-Palladian window at first floor, with a central blind arch painted in, a frieze and flush head and sill bands. To the righthand side of no.52 are stone steps with nosing's, an early panelled door with 12-pane glazing, in a moulded architrave and with a frieze plus dentil cornice. The list description sets out no.53 had rendered walls and that on the ground floor is a symmetrical shop front with deep set-back central glazed door under a plastic blind and deep C20 fascia. There is an eaves cornice, and the right-hand party wall rises above the roof slope to a coping. The original frontage has been much modified and would have matched No.52 to the left.

York Buildings & Charlotte Row (within setting of application site)

- 14.4 The application site forms part of the group of listed buildings known as ‘York Buildings’ which the Conservation Area Appraisal describes as *“originally seven units, greatly altered, but with the central house displaying a wide bow window on columns and remnants of decorated three light windows on the first floor of several others”*.
- 14.5 As a group the buildings are considered to have significance in their contribution towards townscape here which is characterised by the long vistas along the length of The Esplanade, with building blocks in sharp perspective and rounded termination points to several terrace rows, including York Terrace, creating focal points and key elements of townscape edge and enclosure. The inclusion of the railings outside no.56/57 York Terrace has particular importance regarding the setting of numbers 54, 55 and 56/57.

Area of Archaeological Potential

- 14.6 The Conservation Area Appraisal sets out that there may be archaeological evidence of earlier shorelines between the Georgian Esplanade edge and the East St/New St line.

Impact on heritage assets

Weymouth Town Centre Conservation Area (The Esplanade sub area)(CA)

14.7 The character and appearance of the CA is defined by its historic buildings, traditional materials, and cohesive historic townscape. The introduction of non-traditional designed canopies and structures would be incongruous with these defining characteristics of the CA. The CA Character Appraisal highlights the need to preserve the area's unique character and avoid alterations that could undermine its historic significance. Given the above it is considered that the proposed development would not be in keeping with the character of the CA and as such would negatively impact the conservation area's overall appearance, resulting in a significant level of less than substantial harm to the significance of the CA.

York Buildings (Terrace) no.52 and 53 (application site)

14.8 The proposal would result in the retention of the existing canopies, and structures which are considered to be of a modern, non-traditional design and appearance and given their scale and proportions span and obscure the entire first floor frontage of the designated heritage assets.

14.9 It is considered the development appears as visual clutter that is discordant in design to the heritage setting and adversely alters, disrupts and erodes the setting of the designated heritage assets. Moreover, the canopies and structures located to the front of the site, significantly obscure and disrupt views of the ground floor of the buildings. The front elevations of these buildings are considered to present historic architecture of notable merit, in particular no.52 and the canopies and structures disrupt and obscure views of the architecture diminishing the visual integrity of the listed building, thereby significantly diminishing their heritage significance.

14.10 It is considered that the retention of the existing canopies and structures that make up the development would be visual clutter, that would be discordant in design and harm the wider contribution made to the street scene and character and appearance of the conservation area.

14.11 The CA appraisal sets out in its conclusion that less clutter would be an enhancement of the CA and as such given the cluttered appearance of the proposed development, the scheme is not considered to conserve or enhance the significance of the heritage assets.

14.12 Given the proposed development would significantly and uncharacteristically alter the setting of the Grade II listed buildings the proposal is considered to harm the heritage significance of both the site and its setting.

14.13 It is observed that some neighbouring buildings have similar external areas. However, each application is determined on its own merits and for the reasons set out above, this scheme is not considered to conserve or enhance the heritage assets.

14.14 Given the above, the proposed development is considered to result in a significant level of less than substantial harm to the listed buildings.

York Buildings & Charlotte Row (within setting of application site)

14.15 The canopies and structures proposed to be retained are positioned such that they directly and harmfully interrupt and obscure views of the adjacent listed buildings frontages. As such the proposal is considered to result in less than substantial harm to the setting of the adjacent listed buildings.

Public benefits

14.16 The application site operates as a drinking establishment and restaurant which is considered to have public benefits in the form of providing jobs, contributing to the economy through purchasing goods and services, paying business rates and taxes. The site also provides a venue that contributes to Weymouth Town Centres rich and varied hospitality offering.

Heritage impacts summary

- 14.17 For the reasons set out above the proposed development is considered to result in a significant level of less than substantial harm to the listed buildings within the application site, the Weymouth Town Centre Conservation Area and less than substantial harm to the setting of the adjacent listed buildings set out in this report.
- 14.18 Paragraph 213 of the NPPF (2025 as amended) sets out the following:
“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”.
- 14.19 The Heritage Statement submitted in support of the application sets out that the proposals would not adversely impact the listed building or the CA and states that:
“The proposed canopies and timber structure will fit in with its surroundings through the consideration of its form and appearance due to other adjacent listing buildings having canopies as well, resulting in only a positive impact on the street scape and overall conservation area.”
- 14.20 It is therefore considered that the application has not identified the harm to the designated heritage assets and indeed suggests that the proposal is in keeping with the character of the site and setting by virtue of the design and that adjacent buildings also have canopies. However, the canopies on the adjacent ‘The Nook Cocktail Club’ to the north of the application site do not currently have planning permission or listed building consent and planning and listed building applications no. P/FUL/2025/01316 and P/LBC/2025/01317 have been submitted by the same agent acting on behalf of the applicant for this application.
- 14.21 Given the above it is considered that clear and convincing justification has not been provided for the less than substantial harm to the designated heritage assets as a result of the proposed development.
- 14.22 Paragraph 215 of the NPPF (2025 as amended) sets out the following:
“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 14.23 The application site is considered to provide important public benefits, however, it is considered that these can only be partially attributed to the proposed development, which does not form part of the original premises and given the outdoor setting, would be mostly limited to seasonal use. As such it is considered the public benefits of the proposed development would be slight and no convincing evidence has been submitted to suggest the scheme would secure the optimum viable use of the listed building. Furthermore the public benefits arising from the outdoor seating could also be achieved in a less harmful way through removable and temporary measures under the pavement licensing regime.
- 14.24 Paragraph 212 of the NPPF (2025 as amended) sets out that:
“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”.
- 14.25 Given the slight public benefits attributable to the proposed development weighed against the significant level of less than substantial harm to multiple designated heritage assets, it is considered that the level of heritage harm is not outweighed by the public benefits of the proposal.
- 14.26 It is therefore considered that the proposal would result in significant less than substantial harm to the heritage significance of the designated heritage assets, which is not outweighed by public benefits and is without clear and convincing justification. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with Local Plan Policy ENV4, Neighbourhood Plan Policy W45 and NPPF (2025 as amended) paragraphs 212, 213 and 215 and the Local Planning Authority duty under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

15. Conclusion

- 15.1 The application is considered to be unacceptable in heritage impact terms, given the uncharacteristic design to the site and the area, which is considered to result in significant less than substantial harm to the designated heritage assets, and the level of harm is not outweighed by public benefits and is without convincing justification.
- 15.2 Given the above the proposed development fails to accord the relevant policies set out in this report of the West Dorset, Weymouth & Portland Local Plan 2015, the draft Weymouth Neighbourhood Plan 2021 – 2038 (20th October 2025 – Referendum Draft) and the National Planning Policy Framework (2025 as amended).
- 15.3 Furthermore, the proposal fails to preserve the special architectural and historic interest of the listed buildings and their setting and as such does not accord with the requirements of The Planning (Listed Buildings and Conservation Areas) Act 1990.
- 15.4 Given the above, the application is recommended for refusal.

16. Recommendation

- 16.1 Refuse listed building consent for the reason set out below:
 - 1. The proposed development would result in significant less than substantial harm to the heritage significance of the listed buildings within the application site, the Weymouth Town Centre Conservation Area and less than substantial harm to the setting of the adjacent listed buildings. The harm to these designated heritage assets is not outweighed by public benefits and is without clear and convincing justification. Therefore, the proposed development is unacceptable in terms of heritage impact and fails to accord with West Dorset, Weymouth & Portland Local Plan 2015 Policy ENV4, Weymouth Neighbourhood Plan Policy W45 and paragraphs 212, 213 and 215 of the National Planning Policy Framework (2025 as amended) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.