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## **SUMMARY SUPPLEMENTARY REPORT**

<b>Application Ref:</b>	20181030
<b>Site Address:</b>	St Andrew's Arts Centre, Royal Pier Road, Gravesend
<b>Application Description:</b>	Application for Listed Building Consent for the repair of river wall at north west corner.
<b>Applicant:</b>	Gravesham Borough Council
<b>Agent:</b>	Mr Jamie Cook, Colin Toms And Partners LLP
<b>Ward:</b>	Riverside
<b>Decision due date:</b>	28 November 2018 - *Extension of time until 8 February 2019*
<b>Publicity expiry date:</b>	09 November 2018
<b>Decision Level:</b>	Planning Regulatory Board – 6 February 2019
<b>Reason for referral:</b>	The applicant is Gravesham Borough Council
<b>Recommendation:</b>	Listed Building Consent be Granted, subject to the conditions detailed at the end of the report.

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### **Summary of Reasons for Supplementary Report**

The supplementary report advises of corrections, comments being received from Kent County Council (KCC) Heritage and recommends the imposition of an additional condition related to archaeology.

The recommendation is amended seeking Delegated Authority to be granted to the Planning Manager (Development Management) to approve this Listed Building Consent submission subject to:

- 1) The conditions and informatives as set out in the main papers; and
- 2) The applicant/applicant's planning agent agreeing to the use of the pre-commencement archaeology condition, as set out below, as may be modified at the discretion of the Planning Manager (Development Management) in discussion with the applicant/applicant's planning agent; or the applicant/applicant's planning agent failing to respond to the request to use a pre-commencement archaeology condition within the specified period.

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## MAIN SUPPLEMENTARY REPORT

### 1. CORRECTIONS

- 1.1 In section 4 of the main report at one point in the second to last paragraph the repair works are referred to being at the north-eastern corner of the river wall which is in error. To confirm, as referenced in the rest of the report, the repair works are proposed to the north-western corner of the river wall.
- 1.2 In section 3 under the list of saved Policies in the Gravesham Local Plan First Review (November 1994) Policy TC7: Other Archaeological Sites should have also been included.

### 2. CONSULTEE RESPONSE RECEIVED

- 2.1 Kent County Council (KCC) Archaeology has provided their comments on the application which are as follows:

*I have no major comments other than checking that the District Conservation Officer has been consulted.*

*It may be worthwhile having an archaeological watching brief, but I appreciate this would need to be subject to health and safety issues. I would recommend the following condition to cater for this if possible:*

*AR4 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.*

*Reason: To ensure that features of archaeological interest are properly examined and recorded.*

### 3 OFFICER COMMENT

- 3.1 Following receipt of the comments from KCC Heritage it is confirmed that the Conservation Architect was consulted on the application and whose comments are contained in the main report. A condition is recommended by KCC Heritage and it is agreed that such a condition would be required in order to address any potential archaeology that may be disturbed by the works particularly given that they involve the laying of a new foundation to part of the river wall structure and the installation of a cofferdam for the duration of the works.

### 4. RECOMMENDATION

- 4.1 Delegated Authority to be granted to the Planning Manager (Development Management) to approve Listed Building Consent subject to:

- 1) The conditions and informatives as set out in the main papers; and
- 2) The applicant/applicant's planning agent agreeing to the use of the pre-commencement archaeology condition, as set out as condition 5 below, as may be modified at the discretion of the Planning Manager (Development Management) in discussion with the applicant/applicant's planning agent; or the pre-commencement archaeology condition (Condition 5) being imposed by default as a result of the applicant/applicant's planning agent failing to respond to the request to use a pre-commencement archaeology condition within the specified period.

#### **Add Condition 5**

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

**Reason** In the interests of protecting any potential archaeology on the site pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC7 of the Gravesham Local Plan First Review 1994.