
SUMMARY REPORT

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

Summary of Reasons for Recommendation

Subject to conditions it is considered that the proposed repair works to the river wall would preserve this listed building and its architectural and historic interest, would not cause harm to the setting of the adjacent listed Mission House and would enhance the character and appearance of the Riverside Conservation Area.

It is recommended that Listed Building Consent be Granted, subject to the imposition of conditions as detailed at the end of this report.

1. Proposal

1.1 The proposal is for Listed Building Consent for the repair of the river wall at the north west corner of St Andrews Arts Centre

1.2 St Andrews Arts Centre is a grade II listed building and is situated in the Riverside Conservation Area. It is also in an Area of Archaeological Potential and in Flood Zone 3.

1.3 The application consists of the following documents/plans:

- Application form;
- Drawing no. A4761-001 Revision P1 (Condition Survey of Existing Wall);
- Drawing no. A4761-010 Revision T4 (Site Plan)

- Drawing no. A4761-021 Revision T2 (Repair Works to Sea Wall Front Elevation);
- Drawing no. A4761-022 Revision T2 (Repair Works to Sea Wall Side Elevation);
- Photograph showing the north and western elevations of St Andrews Art Centre; and
- Photograph showing a close up view of the north western corner of the river wall.

2. Relevant Planning History

20181058	Consultation on application for a marine licence.	Observations sent	02.11.2018
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3. Development Plan

Policies/Legislation:

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) is national policy in the conservation and enhancement of the historic environment which must be taken into account by the Council together with the related guidance given in the Planning Practice Guidance (PPG).

The Council must have regard to its development plan where material in considering whether to grant listed building consent for any works.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2018)

- Section 2 – Achieving sustainable development
- Section 16 - Conserving and enhancing the historic environment

Also related guidance is given in the Planning Practice Guidance (PPG) - Conserving and enhancing the historic environment.

Supplementary Planning Guidance

- Gravesend Riverside Conservation Area Character Appraisal (2009)

- Management Plan – Gravesend Town Centre Conservation Areas (2009)

3. Consultations, Publicity and Representations

Internal

Conservation Architect

“The proposed re-building of the north west corner of the river wall offers the opportunity to reverse poorly executed repairs in non-matching granite.

It will be important to ensure that the brick chosen is a good match to the existing brick wall adjacent to the repair area. To this end I am concerned that the drawings refer to a requirement for bricks to have a minimum compressive strength of 50N/mm squared and water absorption of less than 7%. I doubt the adjacent brickwork, which has been in place in excess of 100 years, could match these over engineered specification requirements. I would advise that notwithstanding the drawings that a condition should be applied for the submission of a suitable brick to match the adjacent existing brickwork should be submitted for approval and should be based on analysis of a sample of the adjacent original brick wall. A 1 metre square sample panel should then be constructed showing the brick, bond, mortar and pointing finish which should be approved in writing and this should remain on site until completion of the repairs.

It would also be advisable to ensure that all existing external coping, paving and railings (including those removed for the site access and compound) are restored on completed of the works...”

External

KCC Heritage

No response.

Publicity

The application was advertised by way of a press notice and a notice displayed on site with an overall consultation expiry date of 9 November 2018; no responses have been received. There is no statutory requirement for neighbour letters to be sent for Listed Building Consent applications.

4. Service Manager (Development Management) Comments

The principal considerations in the assessment of this application are whether the proposed works would preserve the listed building or any features of special architectural or historic interest which it possesses and the effect of the proposal on the setting of the adjacent listed building and the character and appearance of the Gravesend Riverside Conservation Area.

St Andrews Arts Centre was constructed in 1870-71 and was designed by the renowned architect GE Street who also designed the Royal Courts of Justice in London’s Fleet Street. It was originally built as a mission chapel for seamen and known as St Andrew’s Waterside Chapel. It is built in the gothic style in ragstone with Bath stone dressings and a slate roof. Immediately adjoining the site to the east is the Mission House that dates from the 18th

century which was formally a public house and used as a mission prior to St Andrews Chapel being constructed; it is now a private dwelling and is also grade II listed.

The river wall that is surrounding St Andrews Arts Centre on its northern and western sides is in need of repair works at its north-western corner. It would appear that past repairs have come to the end of their life and in any case have not been carried out in a sympathetic manner.

In order for the works to be carried out a cofferdam would be installed which would be continuously pumped to maintain a dry excavation whilst work takes place. Around each of the areas of repair, which are fully detailed on the submitted plans, it is proposed to remove the first 500mm of render beyond the extent of repair in each direction. Any hollow/loose render would be chipped off and any fully bonded render would be removed using an angle grinder to 2/3 depth with the last 1/3 mechanically chipped off. The York stones on the top of the wall would be removed carefully and stored for re-use once the repairs have been carried out.

The facing brickwork wall would be carefully dismantled to foundation level to expose the concrete inner core behind. Any delaminated or deteriorated concrete would be removed by mechanical or high pressure water methods. The concrete inner core and foundation would be inspected to assess its condition and to agree the necessary repair works to the concrete inner core. Formwork and cast concrete would be installed to repair any areas of the concrete inner core that are deemed to be needed which would match the original profile. Stainless steel dowel bars would be installed into the existing concrete foundation to connect through to a new mass concrete foundation that would be installed. The facing brickwork wall would then be rebuilt fully bonding into the existing surrounding brickwork using a lime mortar (NHL5) in an English bond. The new brickwork is to have a minimum compressive strength of 50 N/mn² and a water absorption capacity of less than 7% with the colour of the brickwork to match the existing. It is proposed for Helibars to be fixed between the new and the existing brickwork. Lastly the York stones would be re-fixed to the top of the wall using non-ferrous metal cramps.

The Conservation Architect raises no objections in principle to the proposal but he advises it will be important that the new brick work for the rebuilt facing wall will need to be a good match to the brick wall adjacent to the repair area. There is concern expressed at the engineering specification for the proposed bricks with the Conservation Architect stating that the brickwork in the adjacent area would not be able to match these requirements. The Conservation Architect requests that notwithstanding the annotations on the drawings, a condition would be required requesting a sample of a suitable brick which should be based on an analysis of the adjacent existing brickwork in the wall and that a sample panel should be prepared on site; details of the brick, bond, mortar and pointing finish are also requested. The Conservation Architect also advises that it would be prudent to attach a condition stating that any fabric to be removed such as external coping, paving and railings are put back once the work has been completed.

It is clear that the existing north-eastern corner of the wall is in need of repair with visible signs of cracking, holes and damaged render. Inappropriate methods and materials for repair can be seen to have been used previously and this proposal would therefore allow for these to be removed. The proposed methods of repair are extensive but given the practical requirements of the site they are not considered to be excessive. The repair works are generally considered to be of a sympathetic manner and which would help to preserve this part of the sea wall for the future. With conditions in place to control the matter of the brickwork for the facing wall in terms of a sample of the brick and details of the brick bond, mortar mix and pointing finish, and also to ensure that any architectural features that are removed are reinstated, it is considered that the repair works for which listed building

consent is sought would preserve the special architectural and historic of this grade II listed building and the setting of the adjacent listed building and would not cause harm.

The proposals are also considered to cause no harm to the character or appearance of the Riverside Conservation Area; they would in fact enhance it by reversing previous inappropriate repairs works and improving the appearance of this part of the wall ensuring its preservation for the future.

Archaeology – The site is situated in an Area of Archaeological Potential. The works 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.

KCC Archaeology has been consulted on the proposal but no comments have been received. It is recommended that given the site's location in an Area of Archaeological Potential, a condition is attached to the effect of a watching brief for any potential archaeology. Subject to this, it is considered the proposal would protect this area of archaeological potential.

Other matters

Consultation with Historic England – If Members are minded to approve the application, as Gravesham Borough Council is the applicant, Historic England would need to be consulted on the application to ascertain whether they would wish for the application to be referred to the Secretary of State.

Road closure – The end part of Royal Pier Road to the west of St Andrews Arts Centre would be closed during the duration of the works but with access to St Andrews Arts Centre and Mission House to be maintained at all times throughout. The applicant states they will liaise with Kent Highways to arrange the road closure. The closure of the road during the works would not be a material planning consideration.

5. Conclusion

Subject to conditions, it is considered that the proposal would preserve the listed building and its architectural and historic interest, would not cause harm to the setting of the adjacent listed Mission House or the character or appearance of the Riverside Conservation Area but would enhance it and would not cause harm to archaeology. The proposal would therefore meet the requirements of sections 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would comply with Policy CS20 of the Gravesham Local Plan Core Strategy and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review.

Recommendation

Listed Building Consent be Granted, subject to the imposition of the following conditions:

1. The development to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in precise accordance with the following submitted plans and particulars and pursuant to any condition hereinafter contained and there shall be no deviation therefrom without the prior permission in writing of the Local Planning Authority:-

- Application form;
- Drawing no. A4761-001 Revision P1 (Condition Survey of Existing Wall);
- Drawing no. A4761-010 Revision T4 (Site Plan)
- Drawing no. A4761-021 Revision T2 (Repair Works to Sea Wall Front Elevation);
- Drawing no. A4761-022 Revision T2 (Repair Works to Sea Wall Side Elevation);
- Photograph showing the north and western elevations of St Andrews Art Centre; and
- Photograph showing a close up view of the north western corner of the river wall.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

3. Notwithstanding the details included on the application form and plans, hereby approved, no rebuilding of the facing brick wall shall take place on site until:

A) A sample of the brick to be used and details of the brick bond, mortar mix and pointing finish have been submitted to and approved in writing by the Local Planning Authority;

B) A sample panel of materials, measuring not less than 1 metre by 1 metre, approved pursuant to condition 3.A) above, including the brick, brick bond, mortar, mortar mix and pointing finish has been constructed on site and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and the approved sample panel shall remain on site until completion of the approved repair work to the river wall. Thereafter, the development shall be maintained in accordance with the details approved pursuant to this condition.

Reason In the interests of protecting the special architectural and historic character of this grade II Listed Building and the character and appearance of the Riverside Conservation Area pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

4. All existing external coping, paving and railings that are to be temporarily removed during the duration of the works to allow works to take place (including those to be removed to allow site access and for the site compound) shall be safely stored and re-instated on completion of the works.

Reason In the interests of protecting the special architectural and historic character of this grade II Listed Building and the character and appearance of the Riverside Conservation Area pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

INFORMATIVES:-

1. DEVIATION FROM THE APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2. BUILDING REGULATION CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

3. INFORMATION REGARDING CONDITION 3

Concerns have been raised regarding the engineering brick proposed for the rebuilding of the facing brick wall. This being the case a more suitable brick, which matches the existing brickwork adjoining the repair works should be submitted for approval. The alternative brick propose pursuant to condition 3 should be based on analysis of a sample of the adjacent original brick wall.

4. STATEMENT OF POSITIVE AND CREATIVE APPROACH TO DECISION-TAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF 2018), the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.