

Delegated Report

Listed Building Consent Application

Planning Application No: 20240387

Location: Borough Market High Street Gravesend Kent

Description: Application for Listed Building Consent to amend the colour of the wall behind the existing Grade II Listed Queen Victoria statue within the market.

Applicant: Mr J Clark, Beer & Feast Ltd

Site Visit Date: 10 May 2024

Submitted Documents/Plans

- Application form;
- Drawing no. PA/24/019/002 Rev. A – Proposed Internal Wall & External Door Colour Amendments; and
- Design & Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20171028	Display of 4no. non-illuminated directional signboards for the Gravesend Borough Market on the back of existing fee display boards, two located in the West Street Car Park, one in the Horn Yard Car Park and one in the Market Square Car Park.	Consent	30.11.2017
20160914	Proposed installation of ventilation louvers to the east elevation (Fish Market) gable end, installation of 6no. extract terminals to the Fish Market roof and change of use to the Fish Market from A1/B1a to include A3/A5 use.	Permitted	19.12.2016
20150615	Application for minor material amendment to planning permission reference number 20140903 for proposed alterations and refurbishment to Gravesend Borough Market including a new entrance canopy on Market Square, shop front openings onto Market Square and Queen Street, glazed roof lights to the Market Hall roof, change of use to a new retail/office unit (A1/B1a) in the Old Fish Market and internal reordering including a cafeteria and fixed stalls in the Market Hall; to allow for rooflights in all four sides of the roof, removal of the proposed interior canopy above the café seating area, removal of existing exterior door to accessible wc at the Old Fish Market end and alterations to the shape of the proposed exterior entrance canopy.	Permitted	08.10.2015

20140903	Proposed alterations and refurbishment to Gravesend Borough Market including a new entrance canopy on Market Square, shop front openings onto Market Square and Queen Street, glazed roof lights to the Market Hall roof, change of use to a new retail/office unit (A1/B1a) in the Old Fish Market and internal reordering including a cafeteria and fixed stalls in the Market Hall.	Permitted	14.11.2014
20080534	Application for Listed Building consent for internal and external alterations including removal of some internal walling and formation of new door openings, provision of new lift, removal of staircase and alterations to floor levels; alterations to provide disabled access, including changes to levels of existing external paving to allow wheelchair access, new signage and alterations to existing doors and windows which were previously boarded up.	Permitted	20.08.2008
20020660	Construction of an external polycarbonate canopy over existing outdoor market.	Permitted	30.09.2002
19980299	Rebuilding of the external walls on the north and south elevations of the Queen Street end of the market with high level windows on the north elevation; partial rebuilding of the external walls in timber and installation of timber roller gates at the Queen Street entrance involving partial demolition of the existing structure; internal alterations including a new concrete floor finish to provide toilet accommodation and cafe and erection of 2 no. 9m high flagpoles on the pavement at the Queen Street entrance.	Permitted	26.06.1998
19780901	Erection of a single storey extension at the rear to form a storeroom lobby and wc	Permitted	05.04.1979

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

Other material considerations

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.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting 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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- High Street & Queen Street, Gravesend Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- GBC Property Services
- National Amenity Societies

Publicity

Application advertised by way of site and press notices – overall consultation expiry date was 07.06.2024 – no responses received.

Officer's Analysis

The application site consists of Gravesend Borough Market which is set back from the High Street but also borders onto Queen Street at the rear. To the north is The Charter development which is under construction, to the west is the grade II* listed Gravesend Town Hall and to the south is no. 23 Queen Street. Inside the Market is the grade II listed statue of Queen Victoria. The site is also within the High Street & Queen Street Conservation Area.

The proposal is to re-paint the colour of the wall behind the existing Grade II Listed Queen Victoria statue from blue to 'Inky Prose' in a matt finish. The proposed change in paint colour is in connection with Gravesend Market having new operators, 'Beer & Feast', who are rebranding the Market as 'Hatch' a new food and drink destination and therefore a new colour is proposed for this internal wall to meet their new rebranding colour scheme. There are also accompanying applications to re-paint the main entrance doors to a black satin colour (ref. 20240388) and also advertisements (ref. 20240389).

The principle consideration in the assessment of the application is whether the proposal would protect the significance of this grade II listed building.

The wall in question behind the Queen Victoria statue is already painted, there are therefore no issues with the wall being re-painted in principle. The existing colour is a light blue and 'Inky Prose' is the proposed colour which is a dark grey colour and it would be in a matt finish. The Inky Prose colour of dark grey and its matt finish is considered acceptable and sympathetic. It is considered that the change in paint colour would not have an adverse impact on the special interest of the grade II listed Queen Victoria statue and would also not impact on the setting of the adjacent grade II* Gravesend Market to the west. As the statue is located inside Gravesend Market it would have no impact on the character and appearance of the High Street & Queen Street Conservation Area which would be preserved.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

In summary the proposal to re-paint an existing painted wall from blue to a dark grey would not have an adverse impact on the special interest of the grade II listed Queen Victoria statue, the adjacent grade II* Gravesend Market and would preserve the character and appearance of the High Street & Queen Street Conservation Area. As such the proposal is compliant with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and sections 12 and 16 of the NPPF (2023).

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th June 2024	Dated:	24 June 2024