

Delegated Report

Listed Building Consent Application

Planning Application No: 20211192

Location: St Marys Church Church Street Higham Rochester

Description: Application for Listed Building Consent for the replacement of western red cedar shingles with riven oak shakes to spire of church.

Applicant: Ms Gabriella Misuriello, The Churches Conservation Trust

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form;
Heritage & Design & Access Statement;
Block Plan – 1:500;
Drawing No.EX-05 Rev A Section through Church identifying Spire;

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Rural Conservation Area Management plan (2016)
- Church Street – Conservation Area Appraisal (2017)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which 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 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 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.

Consultations, Publicity and Representations

Consultees

GBC – Conservation Officer

The reversion to oak shakes is to be welcomed as an enhancement of the listed building.

Society for the Protection of Ancient Buildings

Thank you for notifying the SPAB of the above application for listed building consent. On the basis of the information available to date, we have no objection to what is proposed.

KCC - Heritage

I have no archaeological comments to make and assume that your Conservation Officer will be making recommendations.

KCC - West Kent Public Rights Of Way

Public Rights of Way NS138 runs to the north east of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

Historic England

Thank you for your letter of 12 October 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Higham Parish Council
No comments received

Internal Drainage District
No comments received

Neighbouring properties

A site notice and press notice undertaken with an overall expiry date of 12.11.21. No comments received.

Officer's Analysis

The application site is a Grade I listed building situated in Church Street Conservation Area.

The principal issue for consideration is:

- Whether the proposal would protect the architectural and historic interest of this grade I listed building.
- Impact on the Church Street Conservation Area.

The work for which permission is sought is the renewal of the cedar shingles, introduced in the twentieth century and now having reached the end of their functioning life, with a return to oak shakes, traditional in Kent before the introduction of cedar and having greater longevity.

Below photographs show existing condition of spire.

Higham, St Mary's Church



Spire of St Mary's church as viewed from the central valley gutter

Heritage, Design and Access Statement



Detail of condition and loss of cedar shingles at St Mary's

As the below image shows the Oak Shakes are acceptable and weather well.

2.2.3 Example of a spire covered in oak shakes



*Oak shakes as laid new at another Kent church
summer 2018*



*The same spire two years later (summer 2020), the oak
having weathered to a typical silver-grey colour*

The Conservation Officer has confirmed that the approach of Oak Shakes being installed, not treated is acceptable approach for the church spire.

It would also therefore, preserve the character and appearance of the Church Street Conservation Area.

In respect of character, appearance and heritage it is therefore considered the proposal is compliant with Policies CS19 and CS20 of the Local Plan Core Strategy and saved Policies TC2 and TC3 of the Local Plan First Review.

Other Issues

No impact on Archaeology or the adjacent Public Right of Way.

Conclusion & Recommendation

Subject to conditions the proposed works are considered to be sympathetic and would not cause harm to the architectural and historic importance of this Grade II listed building or the Church Street Conservation Area. As such in this respect the proposal is considered compliant with Policies CS19 and CS20 of the Local Plan Core Strategy, saved Policies TC2 and TC3 of the Local Plan First Review and Section 16 of the NPPF (2021).

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	26th November 2021	Dated:	01 December 2021

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Gravesham Borough Council