



Delegated Report

Planning Application

Application no: 20221329

Location: Old Post Office The Street Shorne Gravesend

Description: Application for approval of condition 3, 4, 5, 9 and 10 attached to listed building consent reference number 20220446 relating to details of protection measures for all windows and doors including the bay windows (former shopfront) and dormer windows (3), a programme of historic building recording of the front elevation of the building (4), a method statement detailing the method of removal of the render (5), samples or detailed specifications of all external materials (9) and a specification for the external render (10).

Applicant: Ms Nicky Sparks-Sanders

Site Visit Date: N/A

Listed Building Consent was granted for the removal of cement render, inspect lateral movement, repair, re-render in lime on 20 July 2022 under application reference number 20220446.

Consultations

GBC Conservation Officer

The information submitted for discharge of conditions is acceptable and there are no adverse comments.

Analysis

Condition 3

Condition 3 is as follows:

Prior to any works commencing, details of protection measures for all windows and doors including the bay windows (former shopfront) and dormer windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- Details of Windows and Doors document.

This sets out that in detail how each window and door in the front elevation of the building would be

protected. Doors DG01 and DG02 will be protected as they are set back in the porch and bay respectively. Windows WG01, WG02, WG03, WG04, WF01, WF02 and WF03 will be protected by being boarded over from the outside with Correx protection board or similar which will be templated and cut carefully and tapped into place with a suitable Low Tack Adhesive protection tap. Windows WS01 and WS02 (the dormer windows) which will be higher than the scaffolding will be protected by Window Protection Film.

All of these protection measures are extensive and it is considered all windows and doors in the front would be sufficiently protected and as such it is considered condition 3 can be discharged.

Condition 4

Condition 4 is as follows:

Prior to any works commencing a programme of historic building recording of the front elevation of the building in accordance with Historic England Recording Level 3 shall be submitted to and approved in writing by the Local Planning Authority. After approval by the Local Planning Authority a copy of the report shall be sent to the Heritage Conservation Team, Kent County Council, County Hall, Maidstone, Kent for inclusion in the Kent Historic Environment Record.

Reason: *To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).*

The information submitted in pursuance of this condition is as follows:

- Historic Building Recording Report of The Old Post Office

The report contains an historic map regression, historic photographs and current external photographs. It is considered to be a thorough recording of the front elevation of the building to Historic England Recording Level 3 and as such it is considered condition 4 can be discharged.

Condition 5

Condition 5 is as follows:

Prior to any of the existing render on the front of the building being removed a method statement detailing the method of removal of the render shall be submitted to and approved in writing by the Local Planning Authority. The render shall be removed in accordance with the approved details.

Reason: *To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).*

The information submitted in pursuance of this condition is as follows:

- Method Statement for the removal of render document

This sets out that:

- Existing render is to be hacked off using hand tools (chisels and hammers) working from the top down;
- Existing cracked lines shall be followed and a chisel used to form a break line for the render reducing the risk of larger sheets falling;
- From one side the render will then be gently hacked away;
- Once the area has been removed, the next area can be removed and contractors will move across and down the building until all render has been removed;
- The brickwork shall then be brushed down with a soft bristle brush to remove any final dust;
- Dust and debris shall be collected and disposed of suitably.

This is considered a sympathetic method of removal of the render and it is therefore considered condition 5 can be discharged.

Condition 9

Condition 9 is as follows:

Prior to any brick repairs being carried out or render applied, samples or detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- Details of conditions being discharged document

This details that the only external material is to be lime render as per the details submitted for condition 10. A lime render is considered the most sympathetic type of render for this building and it is therefore considered condition 9 can be discharged.

Condition 10

Condition 10 is as follows:

Prior to any re-rendering of the front elevation taking place, a specification for the external render to be used shall be submitted to and agreed in writing by the Local Planning Authority. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,
- The relationship to existing finishes and openings.

The works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

The information submitted in pursuance of this condition is as follows:

- External rendering specification document

This sets out in extensive detail the mortar mix, number of coats and colour the backing and edging materials and the relationship to finishes and openings. It is considered that the details are acceptable and the lime render will be carried out in a sympathetic manner befit of this listed building. As such it is considered condition 10 can be discharged.

Conclusion

It is considered sufficient information has been submitted to discharge condition nos. 3, 4, 5, 9 and 10.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	7th February 2023	Dated:	07 February 2023

Gravesham Borough Council