



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Royal Terrace Pier, Rnli Store
Address Line 1	Royal Pier Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 2BG

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
565106	174425

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Atkins

Company Name

Port of London Authority

Address

Address line 1

London River House

Address line 2

Royal Pier Road

Address line 3

Kent

Town/City

Gravesend

County

Country

Postcode

DA12 2BG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

This application for Listed Building Consent seeks approval for the following works:

- A. Repairs and redecoration to existing cast iron lighthouse turret;
- B. Installation of below-deck protection; and
- C. Installation of fall arrest system.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☐ Yes
☒ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

See submitted Planning Statement and Design & Access Statement and associated plans

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

Lighthouse repairs: Turret roof

Existing materials and finishes:

Existing copper sheet roof to be replaced

Proposed materials and finishes:

Existing copper sheet roof to be replaced like for like

Type:

Other

Other (please specify):

Provision of Fall Arrest System

Existing materials and finishes:

New addition

Proposed materials and finishes:

It is proposed to add a continuous horizontal rail mounted on the outer vertical face of galvanized steel box gutter to provide access to perimeter of the pier (180m). Access to the rail from land at the east end of pier on north and south sides and via 8No transfer anchor points and windows. The fall arrest system will be formed of 3M Unirail system Black powder coated aluminium rail in 3m long sections attached to front face of black finish galvanized steel gutter to allow access for gutter & window cleaning & facade maintenance. A black powder coated finish has been proposed for the support cable and fixing cleats, so that these have minimal impact when seen against the backdrop of the gutters and it is considered that this reflects the optimal solution at the pier. See drawings DET-215 and GA-103 for further details

Type:

Other

Other (please specify):

Lighthouse repairs: Weathervane

Existing materials and finishes:

Existing painted copper weathervane to be repaired

Proposed materials and finishes:

Existing painted copper weathervane to be repaired

Type:

Other

Other (please specify):

Lighthouse: cast iron cornice

Existing materials and finishes:

The lighthouse cast iron cornice will be repaired and redecorated

Proposed materials and finishes:

Proposed repair and redecoration includes the cast iron window lintels, mullions and cills. The turret plinth cast iron posts, lintels and cill panels will also be repaired and redecorated, with new corrugated steel sheet infill panels to match the existing.

Type:

Other

Other (please specify):

Below Deck Protection

Existing materials and finishes:

Anti bird netting & Spikes

Proposed materials and finishes:

It is proposed that stainless steel netting as a complete enclosure with sides, spanning between the main iron girders from the bays on the line of the stairs to the river end of the Pier will be installed as shown on drawings 353006/EX/107, supported on new stainless steel perimeter carrier wires and cleats, in order to prevent pigeons roosting on exposed ledges. Existing anti-pigeon spikes will remain in place unless they interfere with the installation of the new frames.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Planning Statement and Design and Access Statement

Heritage Statement (incl Appendices A & B)

Location Plan

Plans associated with the repairs and redecoration to the existing cast iron lighthouse turret: EX-104, EX-105, EX-107, DET-101, DET-102, DET-103, DET-210, DET-211 and DET-212

Plans associated with the installation of below-deck protection: EX-107

Plans associated with the installation of fall arrest system: DET-215 and GA-103

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRE20220179

Date (must be pre-application submission)

12/10/2022

Details of the pre-application advice received

With regard to the fall arrest system, comments raised on whether the fall arrest system could be concealed by fixing to the inside or top of the box gutter, and whether this may require some form of bracket system to be designed to achieve this, either at slate roof eaves level or on the inside/topside of the box gutter.

With regard to the lighthouse turret repairs comments raised on the replacement of timber ply panelling with corrugated cladding on the light turret and whether this raises a question regarding what form of panelling was originally located in the recessed cast iron frame. Early photographs shows the turret in a unifying light colour but with no detail. One would speculate that this insert material was originally timber, hence its replacement with plywood. It could have been vertical beaded boarding or panelled timber. Only a close inspection of the surviving cast iron framework of the turret could offer some indication of what was originally fitted. There is now a modern timber alternative called Accoya, that could be adopted for these replacement panels. This should be considered.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Michael

Surname

Atkins

Declaration Date

07/11/2022

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Michael Atkins

Date

07/11/2022