

Delegated Report

Listed Building Consent Application

Planning Application No: 20230071

Location: Natwest 29 - 30 King Street Gravesend Kent

Description: Application for Listed Building Consent for the proposal comprising of the undertaking of sympathetic, like for like, maintenance repairs to the main and rear roof portions in order to address ongoing water ingress. Allowance has also been made to carry out repair and decorations works to the front and side elevations, in addition to internal reinstatement works to the second floor accommodation.

Applicant: National Westminster Bank PLC

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 22-184-AS-03 – Existing and proposed floor plans;
- Drawing no. 22-184-AS-04 – Existing and proposed roof plan and elevations;
- Drawing no. 22-184-AS-05 – Existing and proposed Site Plans;
- Covering Letter;
- Heritage Statement;
- Repairs Statement; and
- Design & Access Statement.

Relevant Planning History

There is a large planning history but none that is relevant to proposed works.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 (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.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

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

- King Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- National Amenity Societies

Publicity

Site and press notice – overall consultation expiry date was 3 March 2023 – no responses received.

Officer's Analysis

The application site consists of a four storey building in use as a bank which is situated on the corner with King Street and Windmill Street and constructed in 1889. It is grade II listed and situated in the King Street Conservation Area.

The proposed works are summarised as:

1. Refurbishment of main pitched roof
2. Refurbishment of leadwork to box gutters, valleys, verges and ridges.
3. Re-dress leadwork to two turrets.
4. Refurbishment of rainwater outlets
5. Cleaning of front and side elevations
6. Repair and decoration of timber window frames to gables, front and side elevations.
7. Repair and decorate metalwork including *Crittall* windows and rainwater downpipes.
8. Isolated stone repairs to front and side elevations
9. Install anti-roosting measures

The principle issues in the assessment of this application are whether the proposal would affect the special interest of this grade II listed building and the character and appearance of the King Street Conservation Area.

The proposal is for repair works to the roof of the building due to an ongoing water ingress problem and other associated works. The submitted documents highlight that an inspection of the roof has revealed that it consists of a number of timber-framed pitched roof portions all covered in natural slate but that there are a number of damaged and missing slates specifically in the areas where water ingress is being experienced. It was also noted that there are a number of roof valleys weathered in lead which discharge into channel gutters and that these appear to be the principle source of water ingress.

The repair works to the roof include repairs to the rafters, collars and strutting repairs and new battens, breathable membrane and insulation. As many of the existing slates as possible will be re-used with any shortfall being made up of new Westmoreland slates to match the existing slates. The flat roof will be fully refurbished with a mineral felt system. It is evident from the photographs in the Heritage Statement that the roof is in a poor state of repair and water ingress is damaging the building internally in the areas it has entered. The repair works to the roof are therefore considered a welcome proposal and the Repairs Statement is considered to detail the works in sufficient detail such that it appears the repair works would be carried out to the building in a sympathetic manner. It is considered important to request a sample of the proposed Westmoreland slate should permission be forthcoming to ensure it is an acceptable match to the existing.

All windows (timber and metal) in the front and side elevations of the building are to be repaired and decorated with the proposed removal and replacement of all decaying sections. The timber casement windows in both gable ends to be replaced due to suffering from progressive decay and rot infestation. It is stated that the new casement windows would be in solid hardwood and dimensioned to match the existing. Within the Repairs Statement it is stated that all windows are to incorporate trickle vents and also mentions about double glazed units. To be clear - trickle vents and double glazing would not be appropriate given this is a listed building. It is therefore recommended that should permission be forthcoming a condition would be required to request a full window schedule to detail the works to each window along with joinery details for the new gable end windows and making it clear that there shall be no trickle vents and windows must be single glazed.

Isolated stone repairs are to be undertaken to the front and side elevation of the building including re-pointing works. The stone sections are said to be the cornice/corbel to parapet wall, window surrounds, windows cills and cornice/corbel to fascia. It is said the repairs will match the existing stone in colour, texture and finish and a lime mortar will be used for any re-pointing. Any re-pointing will be carried out with a lime mortar; should permission be forthcoming it is recommended the mortar mix is conditioned.

It is stated that it is proposed to clean the front and side elevations of the building with a suitable non-aggressive system however, insufficient information has been given in regard to the exact details of the

proposed method of cleaning. No comments have been received from the Conservation Officer on the application but it is considered that cleaning of the building may be acceptable subject to it being a very mild method that would not cause harm to the surfaces of the building. As such it is considered that should permission be forthcoming a condition would be required in order to request further details of the proposed cleaning.

Overall, subject to conditions it is considered the proposal would be for works which would address current issues of disrepair and protect the building for the future. As such it is considered the proposal would protect the architectural and historic interest of this listed building and would preserve the character and appearance of the King Street Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the architectural and historic interest of this listed building and would preserve the character and appearance of the King Street Conservation Area.

Recommendation: Permission (Listed Building Consent)

(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 March 2023	Dated:	24 March 2023