



Delegated Report

Approval of Details Application

Application no: 20240632

Location: 26 King Street Gravesend Kent DA12 2DU

Description: Application for the approval of conditions 1,2,3 and 4 attached to Listed Building Consent reference number 20190787 relating to (1) Permanent fire alarm system, (2) Installation of permanent power supply and heating system, (3) Repairs to damaged plaster to ceilings and walls and (4) Permanent in filling of the opening in the north wall.

Applicant: Annie Guo, PPT London

Site Visit Date: N/A

Procedural Matters

Drawing no. KSG/0424/04 originally submitted with the application showed a new proposal in the form of the removal of the canopy and support brackets to the judge's bench, detachment of the cornice moulding to be re-used to the head of the retained joinery and removal of the platform in front of the judge's bench and installation of bead and butt panelling. As this is work that would require Listed Building Consent (LBC) this cannot be dealt with under this approval of conditions application but would require an application for LBC. The agent was advised of this and advised the drawing would need to be removed from the application. The agent confirmed withdrawal of drawing no. KSG/0424/04 from the application by e-mail on 03/10/2024. This application therefore now no longer includes any proposal for removal of the canopy and support brackets to the judge's bench, detachment of the cornice moulding to be re-used to the head of the retained joinery and removal of the platform in front of the judge's bench and installation of bead and butt panelling. It is purely for approval of conditions 1, 2, 3 & 4 of Listed Building Consent ref. 20190787.

Relevant Planning History

Listed Building Consent was granted under application ref. 20190787 on 24 October 2019 for:

Application for Listed Building Consent for the variation of conditions 1, 2, 3 and 4 of Listed Building Consent reference number 20170642 relating to the retention of completed temporary mechanical and electrical refurbishment works including:

*Disconnection of redundant radiators and pipework in the meeting room and court room;
Installation of temporary power supply and temporary heating to the meeting room and court room;
Disconnection and removal of all redundant small power supply feeds, controls and main wiring; and
Extension of the existing fire alarm system into the court room and meeting room, to include additional smoke detectors.*

Retention of completed refurbishment work including:

Installation of power-assisted opening gear and swipe card to existing timber double doors;

Installation of swipe card to fire escape door from meeting room to corridor
Temporary support to damaged plaster ceilings;
Removal of redundant mechanical ventilation ducts and plant and covering the resulting hole in the wall;
Stripping back of water-damaged wall plaster in the meeting room and corridors;
Removal of fixed seating, defendant stand and jury box; and
Installation of hot water heater over the sink to the office.

The proposed removal of the unauthorised door to the office in the western corridor and the removal of the unauthorised doors to the meeting room and the boiler room in the eastern corridor and installation of replacement doors; and the removal of the two unauthorised loft hatch doors in the eastern corridor and installation of replacement loft hatch doors; to allow an extension of the time period for the details of the works in those conditions to be submitted to and approved by the LPA from one year to two years from the date of consent and an extension of time period for the approved details to be implemented from one year to two years from the date of approval of the details.

This was subject to planning conditions nos. 1, 2, 3 & 4 which this application seeks to discharge.

Consultations

GBC Conservation Officer

It's for discharge of conditions and a variation. I recall a site meeting where we discussed the removal of raised platforms and see these are now included. Tim Ellis has produced a drawing showing how the panelling is to be treated and this appears acceptable; the use of bead and butt panels to show where the raised platform once was is a clever way of acknowledging it. I would advise that a photographic record is made prior to removal and that this is submitted to the Kent Historic Environment Record for future research and reference material.

No adverse comments on the supported information on electrical and heating proposals

Analysis

Condition 1

Condition 1 is:

Within two years of the date of this consent, a scheme for the installation of a permanent fire alarm system, including smoke detectors and signage, to the court room, meeting room and corridors shall be submitted to and approved in writing by the Local Planning Authority. Within two years of the date of the approval of the details, the existing temporary fire alarm system and smoke detectors to the court room, meeting room and corridors shall be removed, all surfaces which have been disturbed by the works made good with materials and finishes to match those of existing adjacent undisturbed areas, and the permanent system shall be installed in accordance with the approved details.

Reason *In the interests of protecting the special architectural and historic character of this Listed Building pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC2 of the Gravesham Local Plan First Review 1994 as the temporary system is not appropriate to remain permanently due to its impact on the Listed Building.*

The information that has been submitted in pursuance of this condition is:

- Application form;
- Drawing no. KSG/FAP – Fire Alarm Plan; and
- Fire Design Report.

The Conservation Officer has confirmed that they have no objection to the proposed fire alarm system.

As such it is considered condition 1 can be discharged.

Condition 2

Condition 2 is:

Within two years of the date of this consent, a scheme for the installation of a permanent power supply and heating system to the court room, meeting room and corridors shall be submitted to and approved in writing by the Local Planning Authority. Within two years of the date of the approval of the details, the existing temporary power supply and heating system including all cable runs, power conduits, distribution boards, radiators and all heating/power leading from the intake supply to the court room and meeting room and within them shall be removed, all surfaces which have been disturbed by the works made good with materials and finishes to match those of existing adjacent undisturbed areas, and the permanent power supply and heating system shall be installed in accordance with the approved details.

Reason *In the interests of protecting the special architectural and historic character of this Listed Building pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC2 of the Gravesham Local Plan First Review 1994 as the temporary system is not appropriate to remain permanently due to its impact on the Listed Building.*

The information that has been submitted in pursuance of this condition is:

- Application form;
- Electrical Specification; and
- Drawing no. KSG/EL – Part Electrical Layout.

The Conservation Officer has confirmed that they have no objection to the proposed permanent power and heating system.

As such it is considered condition 2 can be discharged.

Condition 3

Condition 3 is:

Within two years of the date of this consent, details of a scheme for the repair of the damaged plaster ceilings and walls in the corridors, meeting room and court room and the floor in the meeting room shall be submitted to and approved in writing by the Local Planning Authority. Within two years of the date of the approval of the details, the repair works shall be carried out in accordance with the approved details.

Reason *In the interests of protecting the special architectural and historic character of this Listed Building pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC2 of the Gravesham Local Plan First Review 1994.*

The information that has been submitted in pursuance of this condition is:

- Application form;
- Schedule of Works; and
- Drawing no. KSG/0424/06 Rev. A – Cornice Profiles.

The Conservation Officer has confirmed that they have no objection to the proposed permanent power and heating system.

The Conservation Officer has confirmed that they have no objection to the proposed repair works.

As such it is considered condition 3 can be discharged.

Condition 4

Condition 4 is:

4. *Within two years of the date of this consent, details of the permanent infilling of the opening in the north wall of the court room created by the removal of the mechanical ventilation duct and details of the infilling and repair work required to the panelling in the court room caused by the removal of the defendant stand and jury box shall be submitted to and approved in writing by the Local*

Planning Authority. Within two years of the date of the approval of the details, the existing temporary plywood coverings shall be removed and the areas infilled and repaired as necessary in accordance with the approved details.

Reason *In the interests of protecting the special architectural and historic character of this Listed Building pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC2 of the Gravesham Local Plan First Review 1994 as the temporary coverings are not acceptable to remain permanently due to their impact on the Listed Building.*

The information that has been submitted in pursuance of this condition is:

- Application form
- Drawing no. KSG/0424/01 – Court room part plan & Section D-D as existing;
- Drawing no. KSG/0424/02 – Court room South elevation & Sections A-A, B-B & C-C as existing;
- Drawing no. KSG/0424/03 – Court room North, West & East elevations as existing; and
- Drawing no. KSG/0424/05 – Court room North, West & East elevations as proposed.

With regards the details of the infilling for the duct and defendant stand and jury box the Conservation Officer has confirmed that they have no objections. As such it is considered that condition 4 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	3 rd October 2024	Dated:	4th October 2024