



Delegated Report

Listed Building Consent Application

Planning Application No: 20240276

Location: Gravesend Railway Station Rathmore Road Gravesend Kent

Description: Application for Listed Building Consent for the replacement of glazing and timber framework support structure to a section of canopy on Platform 2.

Applicant: Network Rail Property (Southern)

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. 521-041-D001 Rev. P03 - Site Location Plan and Block Plan;
- Drawing no. 521-041-D002 Rev. P02 - Existing Canopy Level Plan and Elevations;
- Drawing no. 521-041-D003 Rev. P02 - Block Plan Showing Location of Proposed Canopy Works;
- Drawing no. 521-041-D004 Rev. P02 - Proposed Canopy Level Plan and Elevations;
- Drawing no. 521-041-D005 Rev/ P02 – Proposed Glazing Details;
- Design, Access and Heritage Statement; and
- Glazing Panel Details – Plasaix Wire Overview.

Relevant Planning History

There is an extensive planning history for Gravesend Railway Station but the most relevant are considered to be as follows:

Reference	Description	Decision	Decision Date
20110826	Application for Listed Building Consent for internal and external alterations in connection with the refurbishment and upgrading of the station including alterations to existing doors, windows and ticket office and installation of new lighting and electrical equipment throughout the station and approval of unauthorised works already carried out.	Permitted	22.12.2011
20100689	Application for Listed Building Consent for internal and external alterations in connection with the refurbishment and upgrading of the station including alterations to the existing doors, windows and ticket office.	Permitted	27.10.2010
20080852	Application for Listed Building Consent for renovations/repair and painting of the station, platforms, fixtures and fittings and complete renewal/renovation of the male wc's including installation of new flat roof.	Permitted	13.01.2009
19791032	Application for Listed Building Consent for repairs to and reroofing of the existing platform canopies and	Permitted	16.01.1980

	footbridge the provision of new station lighting and two new vending machines and the erection of new metal railings on the rathmore road frontage		
--	--	--	--

The applicant did seek pre-application advice on emergency works and future proposals prior to submitting this application.

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

Other material considerations

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.

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

None.

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- National Amenity Societies

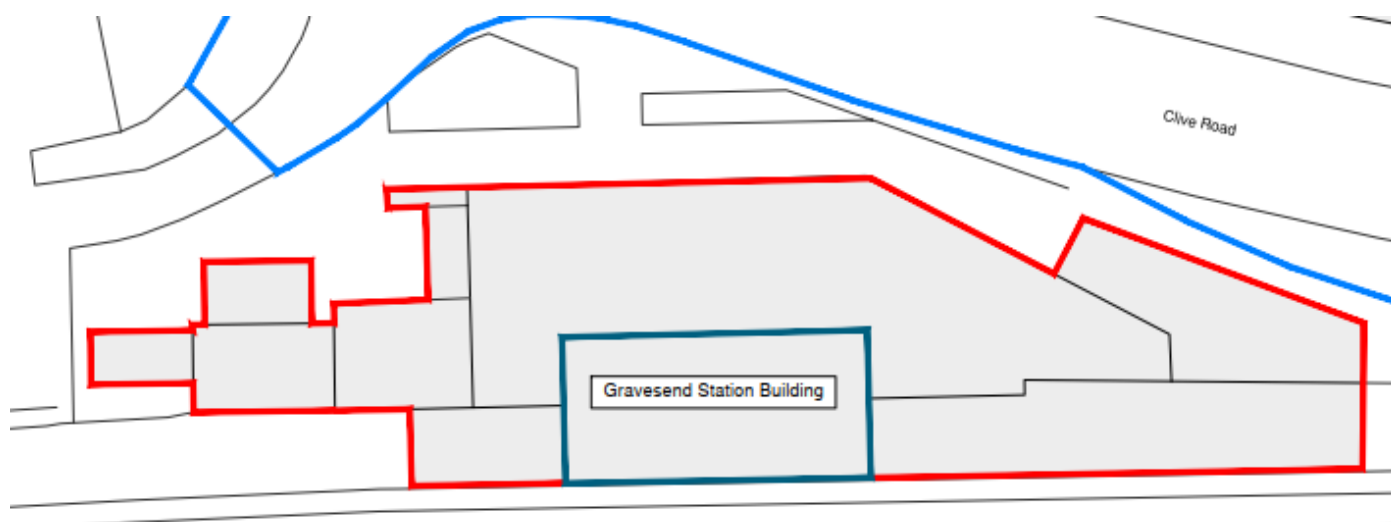
Publicity

Site and press notices – overall consultation expiry date was 17.05.2024 – no responses received.

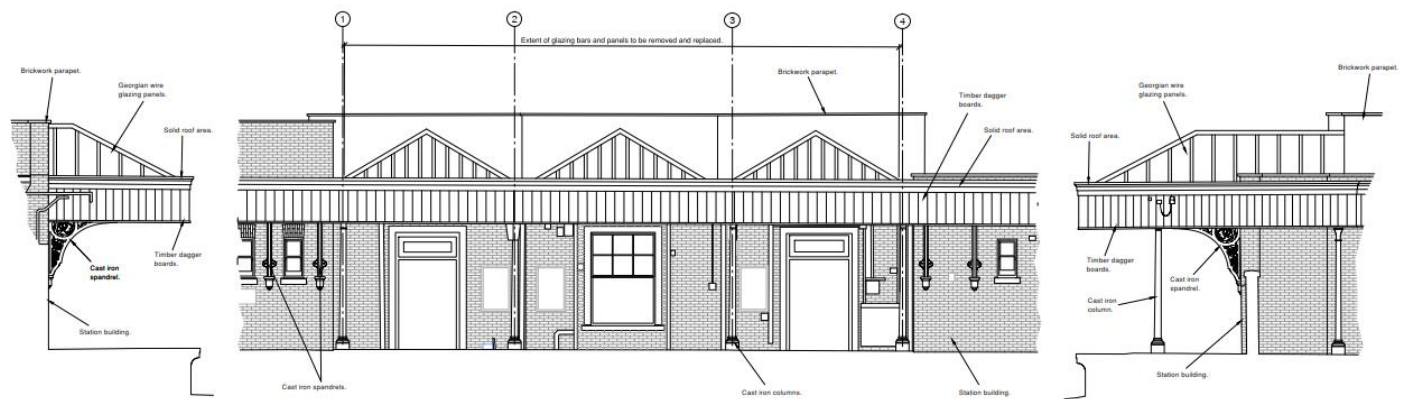
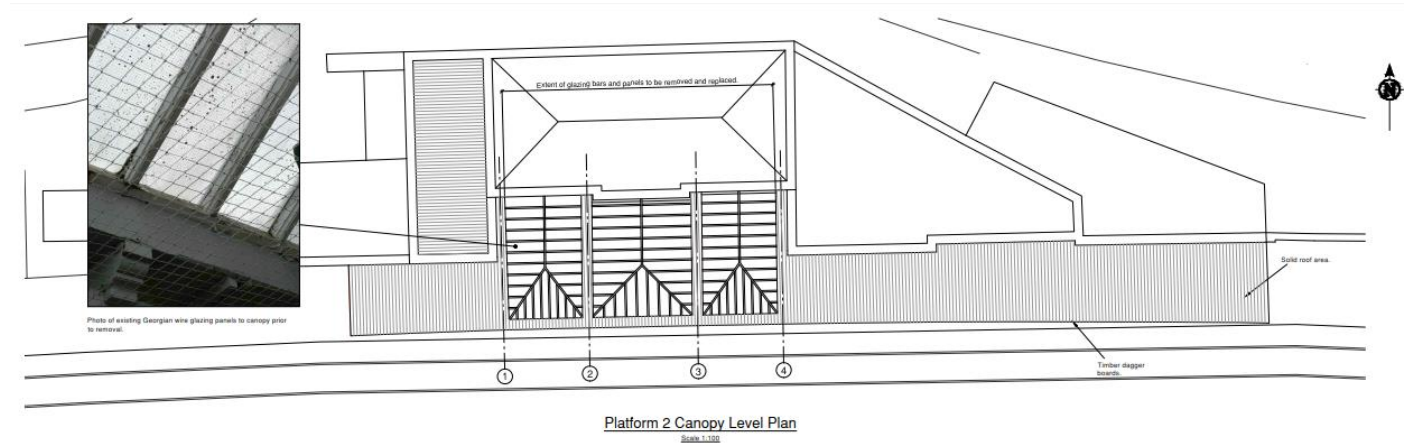
Officer's Analysis

The application site consists of the Clive Road side of the railway station which is a grade II listed building.

The proposal relates to the replacement of the glazing and timber framework support structure to a section of canopy on Platform 2. The below plan and image show the area of canopy subject of this application. It should be noted that although it is stated on the application form that the development has not commenced, the glass in the canopy and some of the timbers were removed in September 2023 without the benefit of listed building consent.

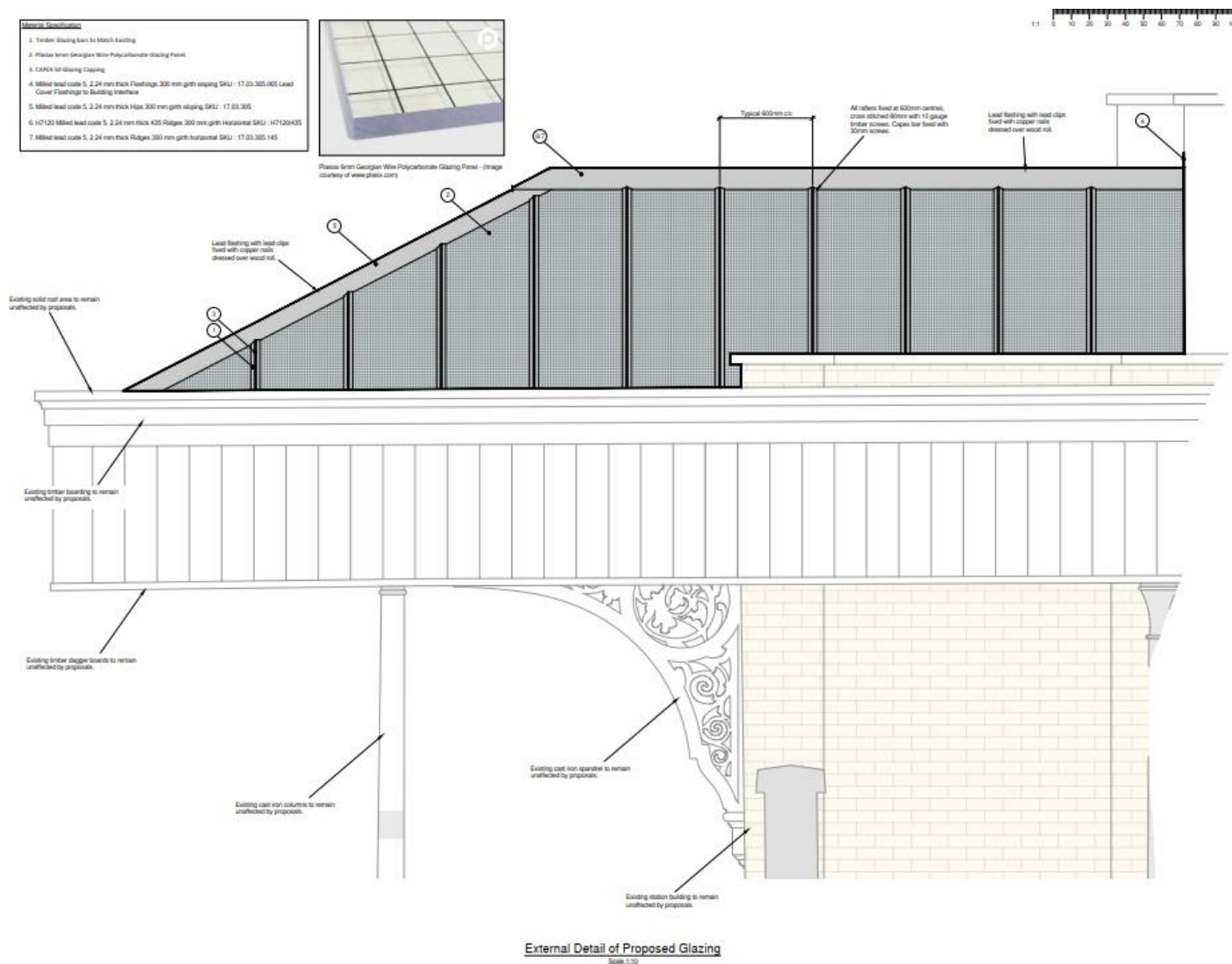


Existing:



Proposed:





The section of canopy roof subject of this application currently consists of a timber triple hipped roof which until September 2023 had 'Georgian' wired glass in between the timbers. It is stated in the Heritage, Design and Access Statement that the roof is in a poor condition with many areas of the supporting timber framework and the glazing bars being severely rotten and beyond repair and that the glass was cracked and/or damaged in a number of places. It is stated that following a visual inspection and safety assessment the structure was deemed unsafe and was at risk of collapse and as such the glass and supporting timber structure were removed by National Rail in September 2023 to address the public safety risk for passengers and the operation of the railway. The canopy can be seen in the below photos:



The proposal subject of this application is for the timber frame of the canopy to be replaced like for like with timber. The glass itself is the element that would be different as instead of the 'Georgian' wired glass which has been removed it is proposed to be replaced with 'Plasiac' obscured wired polycarbonate panels i.e. glass would not be used and it would be plastic panels made to have the appearance of glass. The submission states that this Plasiac product is an often used as an alternative to 'Georgian' wired glass on station platforms even on listed buildings as it is durable and lightweight when compared to traditional glass and is virtually unbreakable. It is stated that Network Rail has gained consent for replacing older glass with Plasiac at other listed stations including the Grade II listed Eastbourne, Box Hill and Westhumble where clear Plasiac was used and at Edenbridge Town where obscured Plasiac was used:



glazing detail drawing also shows the appearance and detail of the product.

It can be seen that whilst the Conservation Officer has not commented on this planning application comments were provided on a pre-application enquiry submitted by the applicant on the proposal. The Conservation Officer advised that the Georgian wired glass and its timber supporting system is an integral part of the original glazing system for the listed building and that the proposed alteration would result in harm to the significance of the listed building. He advised that for safety reasons an alternative to Georgian wired glass may be acceptable, and this will have to match the original cast/textured glazing in appearance and pattern, to match the photograph of the original seen below:



The Conservation Officer advised that it would not be acceptable to replace the timber support structure with a modern metal system. Also that the timber roof support should be replicated and detail drawings submitted with the LB application showing the profile of roof support timbers and metal weathering to the top. The use of the traditional Standard Patent Glazing system [Here](#) in combination with the moulded timber rafter would be acceptable.

This submission shows that the glazing would have the same appearance as the existing 'Georgian' wired glass as it would be obscure glazed and would have the individual wired square pattern. It is made clear in the submission that the existing timber frame and glazing bars would be replaced like for like in timber and all other elements of the canopy such as the timber boarding, timber dagger boards, cast iron columns and spandrels would remain as existing. A standard Patent Glazing system would not be used and it is as stated the Plasiac obscured wired polycarbonate panels that is proposed instead of glass.

The Conservation Officer did not raise any actual specific objections to the Plasiac product noting that harm would be caused but that it may be acceptable for safety reasons. Whilst it is acknowledged that there would be some harm caused with the loss of the existing 'Georgian' wired glass, the proposed Plasiac obscured wired polycarbonate panels would to all intents and purposes when viewed from the ground be of a similar appearance to the existing 'Georgian' wired glass such that it would be virtually indistinguishable from glass when viewed from the ground and looking up at the roof of the canopy. The Plasiac obscured polycarbonate panels would be obscured glazed and wired like the existing glass in the same 'Georgian' pattern so visually would appear the same. The texture of plastic to glass would obviously be different

however again as stated it is considered that as the product would be in the roof of the canopy it would not be particularly discernible that the product was not glass when the canopy was viewed from the ground and also that the glass would be obscure 'glazed' so would have a mottled effect reducing the fact that it was not glass. It is also a material consideration that the product is being used for the roofs of station canopies for safety reasons over glass and the product has also been granted Listed Building Consent at other listed stations. The existing glass has been removed already and the proposed Plasiac is a reversible change which would be removed and glass installed at some time in the future. This is a working listed building as a train station and so it is considered that some degree of flexibility can be shown to ensure the upkeep of the station for the future given the proposed replacement Plasiac product is similar to the existing glass.

Overall on balance it is therefore considered that although there would be some harm to the listed building this would not be significant enough to refuse Listed Building Consent and the benefits of the proposal would outweigh the degree of harm caused. As such the proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC2 (LPFR).

As details of the product and a detailed drawing have been submitted it is not considered that any further details are required.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Although there would be a degree of harm caused to this listed building it is considered that this would not be sufficient to justify a refusal and that the benefits of the proposal which would have a similar appearance to the existing glass and would have the benefit of the future upkeep of the station would on balance just about be acceptable. As such the proposal is considered compliant with Policies CS12 & CS19 (LPCS), saved Policy TC2 (LPFR) and sections 12 and 16 of the NPPF (2023).

(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:	3 June 2024	Dated:	03 June 2024