



Delegated Report

Listed Building Consent Application

Planning Application No: 20240519

Location: The Town Pier, Town Pier Gravesend Kent

Description: Application for Listed Building Consent for the repair of cast iron lattice at the western end of the pier head, this will include cold cast stitching, shot blasting and painting.

Applicant: Mr Craig Brown,

Site Visit Date: 11/10/2024

Submitted Documents/Plans

- Application form;
- Location Plan;
- Block Plan;
- Drawing no. GA/121 Rev. P3 – East & West Facing Elevations Proposed & Existing;
- Drawing no. M3296 Sheet 1 of 1 – Stitch Plate 3;
- Drawing no. M3296 Sheet 1 of 1 – Stitch Plate 4;
- Drawing no. M3296 Sheet 1 of 1 – Stitch Plate 2;
- Drawing no. M3296 Sheet 1 of 1 – Stitch Plate 1;
- Drawing no. M3296 Sheet 1 of 1 – Stitched Area Proposal;
- Heritage Statement;
- Joining Procedure Approval Test Certificate
- Photographs x 5.

Relevant Planning History

Reference	Description	Decision	Decision Date
20110659	Application for approval of conditions 2, 4, 5, 6, 7, 8, 9 and 10 attached to planning permission reference number 20101146 and Listed Building Consent reference number 20101100 relating to details and samples of external facing materials, transportation of building materials by river, method statement for works to River Thames, archaeological programme, foundation details, lighting scheme, noise and vibration scheme for impact piling and disabled access facilities.	Approved	12.08.2011
20101146	Construction of pontoon accessed via The Town Pier for use by ferry services, pleasure services and visiting craft.	Permitted	16.02.2011
20101100	Application for Listed Building Consent for the construction of a pontoon accessed via The Town Pier for use by ferry services, pleasure services and visiting craft.	Permitted	17.02.2011
20100734	Application for approval of conditions 2, 5(b) & (c), 6, 7, 8, 9 and 10 attached to planning permission reference	Withdrawn	21.03.2014

	number 20090805 and Listed Building Consent 20090875 relating to the samples of all materials; method statement; archaeological programme; details of foundation designs and other ground excavation proposal; lighting scheme; noise and vibration scheme and disabled access facilities.		
20000477	Application for Listed Building consent for phase I of Town Pier refurbishment consisting of partial landside demolition and stripping out of partitions and cladding above deck level exposing cast iron and metal work for inspection and future repairs.	Permitted	15.09.2000
19890977	Application for Listed Building Consent for the attachment of sections of a mosaic mural on the front elevation.	Permitted	05.02.1990
19850823	Change of use of part of restaurant to offices	Permitted	18.12.1985
19850822	Application for Listed Building Consent for internal alterations	Permitted	18.12.1985
19760566	Repairs and renovations	Permitted	08.09.1976

Development Plan

Gravesham Local Plan Core Strategy (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 (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.

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 (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

- Gravesend Riverside Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

No response from:

- GBC Conservation Officer
- National Amenity Societies

Publicity

The application was advertised by way of site and press notices – overall consultation expiry date was 01.11.2024 – no responses received.

Officer's Analysis

The principle consideration in the assessment of the application is the impact on the architectural and historic interest of this grade II listed building and whether the proposal would preserve or enhance the character or appearance of the Gravesend Riverside Conservation Area.

The proposal relates to repair works to the cast iron lattice work at the western end of the pier. It is stated in the Heritage Statement that the works are required as there is heavy corrosion which needs repairing. Photographs have been submitted showing the poor state of repair.

The proposed repair method is 'cold cast stitching; the lattice work would then be media blasted and a PPG Sigma Sheild 880 epoxy system (a protective coating) in black will be applied to reflect the current black painted finish.

No comments have been received from the Councils Conservation Officer, the case officer has therefore completed their own assessment of the heritage matters of the proposal.

The Building Conservation Directory explains that cast iron can be repaired using a variety of processes according to the exact nature of the cast iron and their circumstances in which the repair must be performed and that these processes include specialised welding techniques, cold metal stitching and various types of reinforcement. It explains that cold metal stitching has the benefits that it does not involve the application of heat (so avoiding the problems of expansion and contraction and the resultant stresses on the material) and it can be carried out in situ so avoids unnecessary disturbance to the structure. It explains that the cold metal stitching process is as follows:

The cold metal stitching process begins by drilling a line of holes at right angles to the crack in the casting and then converting them into a slot. To achieve the correct spacing for the holes, a special drilling jig is used with centres at 1/8", 5/32", 3/16" or 1/4" depending on the thickness of the material which is being repaired.

Preformed locks are then fitted into the slots to create a bridge across the broken sections. The locks are made from a high nickel steel with the same co-efficient of expansion as the cast iron. This material is specifically chosen because it is strong enough to take shear loads, but sufficiently ductile to provide the necessary elasticity.

Most repairs will have a series of locks and stitches spaced at regular intervals along the crack. When this is completed, holes are drilled along the line of the fracture between each stitch. These are tapped to receive special screws which fill the crack and ensure that it is completely watertight.

Finally, the area which has been stitched is ground level to the surface of the original material to create a seamless repair. In this way, when the crack has been repaired the area of metal is often stronger than the original cast iron material, and when it has been primed and painted the repair can be invisible.

As originally submitted it was not exactly clear what area of the western side of the pier that it was proposed to carry out the cold stitch repair work. The agent was advised of this and a drawing has now been submitted showing the area in question, which would be a small area located in the third panel in from the northern end on the western side elevation of the pier; it would consist of four sections of repair.

It can clearly be seen that there is a need for repair of the western section of the pier due to the corrosion. The proposal for cold cast stitching is acceptable in principle as it appears to a sympathetic method often used on cast iron buildings. It is considered that the proposal would be acceptable and would not harm the significance of this grade II* listed pier and would preserve the character and appearance of the Riverside Conservation Area subject to a condition to request a method statement. A method statement is needed to clearly explain the sequence of the proposed works and how the approach accords with conservation good practice. This would need to be a pre-commencement condition given the nature of the condition and the applicant has agreed to this. It is prudent to note that the applicant did submit a method statement during the latter stages of the application but as this was not considered acceptable as it was a generic method statement on the cold cast stitching method and was not a method statement for the exact proposed works at this pier then the method statement has therefore not been added to the application and the condition is still necessary.

It is therefore considered that subject to conditions the proposed works would not cause any harm to the significance of this grade II* listed building and would help secure its good repair for the future. By extension the works would also preserve the character and appearance of the Riverside Conservation Area. In respect of listed building and conservation area impact the proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR).

Any Other Material Planning Considerations

Conclusion

The proposal would not cause any harm to the significance of this grade II* listed building and would preserve the character and appearance of the Riverside Conservation Area.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	18th November 2024	Dated:	19th December 2024