

Delegated Report

Listed Building Consent Application

Planning Application No: 20251156

Location: Rosherville Quay The Shore Northfleet Gravesend

Description: Application for Listed Building Consent; to carry out remedial works on the stonework around the pier and remediation of existing and installation of new handrailing. The works will consist of the reinstatement/replacement of rails and new posts across 7No. bays along the perimeter of the upper platform. The work will also include removal of vegetation, debris and graffiti with repointing of stonework as required.

Applicant: Keepmoat Homes Ltd

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 16736-HOP-02-XX-D-S-0001 Rev. P2 – Rosherville Pier Existing General Arrangement;
- Drawing no. 16736-HOP-02-XX-D-S-0002 Rev. P3 - Rosherville Pier Proposed Repair Works; and
- Asset Management Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20160487	Application for approval of conditions 3, 4 and 5 attached to Listed Building Consent reference number 20151177 relating to schedule of works and specifications for the repair of the wall and steps including a method statement, sample of stonework to show bond, details of mortar mix and style of pointing and specification for the lime based mortar to be used for repointing.	Approved	14.07.2016
20160386	Application for Listed Building Consent for the erection of a marine post and rail type fencing around the concrete platform.	Permitted	19.07.2016
20160385	Erection of a marine post and rail type fencing around the concrete platform.	Permitted	19.07.2016
20151177	Application for Listed Building Consent for the refurbishment of the retaining wall and steps of Rosherville Quay.	Permitted	20.01.2016

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

Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) require special regard to be paid to the desirability of preserving a 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 or planning permission respectively.

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed 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
- Ward Councillors

Publicity

The application was advertised by way of site and press notices – overall consultation expiry date was 26.12.2025 – no comments received.

Officer's Analysis

The application site consists of Rosherville Quay – the Rosherville Quay walls, steps, drawdock and WWII mine watching post are grade II listed. The site is also situated in the Lansdowne Conservation Area.

The proposal is for Listed Building Consent for remedial works on the stonework around the pier and remediation of the existing handrailing and installation of new handrailing.



A thorough Asset Management Plan from August 2021 has been submitted with the application, which sets out the condition of Rosherville Quay. The key purpose of the AMP is to maximise longevity of the existing structure, ensure ongoing safety to adjacent users/assets land and riverside, provide safe access for inspection and routine maintenance and prevent potential trespassing.

The proposed works are as follows:

Steps

Repair of the outside end edges of the pier stone steps from top landing to upper platform where they have broken away (it is stated that it is where a balustrade may have previously been anchored) and installation of handrail to steps; it is said details are to be confirmed. The repair of the broken edges of the steps and the reinstatement of a handrail to the steps is a welcome proposal and will repair and protect this listed structure for the future. Should permission be forthcoming, details a schedule of works and elevation and plan drawings of the proposed handrail would be required.



Handrail around upper platform

Existing handrail sections around the upper platform to be blast cleaned and repainted – it is said details are to be confirmed. Reinstatement of all missing handrail sections around the upper platform. This will consist of 12 no. rails and 2 no. posts across 7 bays. On the eastern side there is one bay where there is a missing bottom rail that will be replaced. The other six bays where sections are missing and which are to be replaced are on the northern front elevation of the handrail. This is where 2 no. posts and 11 no. rails will be reinstated.

The sections are to match the existing handrail posts and rails including height, width, circumference, base, decorative sphere and nylon spacers. The material for the reinstated hand rail posts and rails would be different as it is proposed to be in steel instead of cast iron which they presume the existing handrail to be made of. Whilst it would be preferable for cast iron to be used it is noted that the existing

handrail is painted blue and so once painted it would not be possible to tell if the handrail sections are cast iron or steel. Furthermore, given the riverside location and with steel railings being a better choice due to their durability and resistance to corrosion, it is considered that the use of steel instead of cast iron is acceptable on this occasion. The reinstatement of the missing posts and rails on the handrail on the upper platform is welcome and sufficient details of the railings have been submitted. If permission is forthcoming it is recommended a condition be used to state that the handrail on the upper platform is painted blue to match the existing blue paint colour.

Back wall

Removal of graffiti and repointing of stonework on back wall where required. No details have been given for the method of removal of the graffiti or the mortar mix and finish. The removal of graffiti is welcome but details would need to be requested of the method of removal as some methods can be more abrasive and could damage the stonework of this listed building. As such, should permission be forthcoming, a condition to request a method statement for the method of removal of the graffiti would be required to ensure there would be no harm to this listed building. A condition would also be required to request the mortar mix and finish for the repointing.

Other

Removal of vegetation and debris across the site. This is welcome.

Any Other Material Planning Considerations

None.

Conclusion

Overall subject to conditions the proposed works to repair the stone steps, reinstate the handrail to the stone steps, repair and reinstate the missing sections of the handrail on the upper platform, remove the graffiti from the back wall and repointing it and removal of vegetation and debris from the site are most welcome proposals and will protect the architectural and historic interest of this listed building. The proposal is therefore compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC2 (LPFR).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	13th January 2026	Dated:	14 January 2026