



Delegated Report

Listed Building Consent Application

Application No:	20211397
Location:	Old Town Hall, High Street, Gravesend, Kent, DA11 0AZ
Description:	Application for Listed Building Consent for internal repair works including the upgrade of original panelled fire doors, lime plaster repairs including the use of replacement laths to match existing, and windows and doors being repaired where required. Proposed external repair works include the repointing of ridges, replacing of roof slates to match existing where they are missing or have become loose and cleaning of the roof surfaces and gutters.
Applicant:	Regina Szmajda, Kent County Council
Site Visit:	N/A Desktop Assessment

Site Description

The Old Town Hall is a Grade II listed building located on the east side of the High Street and within the High Street Conservation Area. The Town Hall, unlike other buildings in the High Street, is set back from the edge of the pavement and has a classical frontage that is set behind large columns, creating a small forecourt. Until the 1990's it served as the local magistrates court and police station.

It faces Jury Street on the west side of the High Street and provides pedestrian access through to the Gravesend Indoor Market. The listing description is as follows:

This building was erected in 1836 on the site of the earlier Town Hall designed by C Sloane in 1764. It cost £3,000 and was built by the Brighton Architect, Amon Henry Wilds, in imitation of the Parthenon at Athens. Sandstone ashlar. The front has a massive tetrastyle portico of fluted Doric columns with triglyph frieze and small shields of the Arms of Gravesend Borough in the metopes. Pediment above, originally surmounted by the figures of Minerva, Justice and Truth but these were removed in 1949. Three windows beneath the portico at first floor level. On the ground floor one window and a wide entrance to an open passage which leads to the Market behind the Town Hall. Recessed portion on each side of the portico containing one triple window on ground and first floors with pilasters between the lights. The south ground floor window is now blocked. Triglyph frieze and parapet above these flanking portions. Glazing bars intact. Over the portico is the inscription:- "Rebuilt 1836 in the Mayoralties of M Troughton and R Oakes Esquires. A H Wilds Architects", and over the entrance to the passage:- Re-constructed during the Mayoralty of George H Edmonds Esq 1882-3". The inside was further altered in 1898.

Submitted Documents/Plans

- Application Form - dated 11/11/2021;
- Design and Access Statement (GTH-STL-XX-XX-RPT-S-0110) - dated 25/10/2021;
- Heritage Statement (P21-247) - dated 02/11/2021
- Document no. GTH-STL-XX-XX-RPT-S-0109 - Scope Document - dated 03/11/2021;

- Document no. GTH-STL-SPC-S-0009 - Project Specification - dated 04/10/2021;
- Drawing no. GRA-STL-XX-00-DWG-S-0001 - P01 - Location Plan (scale - 1:1250);
- Drawing no. GRA-STL-XX-00-DWG-S-0002 - P01 - Existing Block Plan (scale -1:500);
- Drawing no. GRA-STL-XX-00-DWG-S-0003 - P01 - Proposed Block Plan (scale -1:500);
- Drawing no. GRA-STL-XX-B1-DWG-S-1101 - P01 - Existing Basement Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1102 - P01 - Existing Ground Floor Plan;
- Drawing no. GRA-STL-XX-01-DWG-S-1103 - P01 - Existing First Floor Plan;
- Drawing no. GRA-STL-XX-RF-DWG-S-1104 - P01 - Existing Roof Plan;
- Drawing no. GRA-STL-XX-RF-DWG-S-1105 - P02 - Proposed Roof Repair Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1201 - P01 - Proposed Basement Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1202 - P01 - Proposed Ground Floor Plan;
- Drawing no. GRA-STL-XX-01-DWG-S-1203 - P01 - Proposed First Floor Plan;
- Drawing no. GRA-STL-XX-XX-DWG-S-1751 - P02 - Existing Elevation 1;
- Drawing no. GRA-STL-XX-XX-DWG-S-1752 - P02 - Existing Elevation 2;
- Drawing no. GRA-STL-XX-XX-DWG-S-1753 - P02 - Existing Elevation 3;
- Drawing no. GRA-STL-XX-XX-DWG-S-1754 - P02 - Existing Elevation 4;
- Drawing no. GRA-STL-XX-XX-DWG-S-1755 - P02 - Existing Elevation 5;
- Drawing no. GRA-STL-XX-XX-DWG-S-1756 - P02 - Existing Elevation 6;
- Drawing no. GRA-STL-XX-XX-DWG-S-1757 - P02 - Existing Elevation 7;
- Drawing no. GRA-STL-XX-XX-DWG-S-1771 - P02 - Proposed Elevation 1;
- Drawing no. GRA-STL-XX-XX-DWG-S-1772 - P02 - Proposed Elevation 2;
- Drawing no. GRA-STL-XX-XX-DWG-S-1773 - P02 - Proposed Elevation 3;
- Drawing no. GRA-STL-XX-XX-DWG-S-1774 - P02 - Proposed Elevation 4;
- Drawing no. GRA-STL-XX-XX-DWG-S-1775 - P02 - Proposed Elevation 5;
- Drawing no. GRA-STL-XX-XX-DWG-S-1776 - P02 - Proposed Elevation 6;
- Drawing no. GRA-STL-XX-XX-DWG-S-1777 - P02 - Proposed Elevation 7;
- Drawing no. GRA-STL-XX-XX-DWG-S-1801 - P01 - Fire Door Modifications;
- Drawing no. GRA-STL-XX-XX-DWG-S-1802 - P01 - Typical Window Modifications.

Relevant Planning History

There is a long planning history relating to the Old Town Hall building. Only the most relevant planning applications have been listed below:

Application No.	Description	Status	Decision
20080534	Application for Listed Building consent for internal and external alterations including removal of some internal walling and formation of new door openings, provision of new lift, removal of staircase and alterations to floor levels; alterations to provide disabled access, including changes to levels of existing external paving to allow wheelchair access, new signage and alterations to existing doors and windows which were previously boarded up.	PERMITTED	15.08.2008
20050689	Application for Listed Building consent for external repairs including re-slating and repairs to the roof with a change of materials	PERMITTED	19.10.2005

to some roof slopes; repair of portico including dismantling and re-assembly of columns; temporary removal and re-instatement of street furniture and other general repairs.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- 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

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.

The Council also has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) is national policy in the conservation and enhancement of the historic environment, which must be taken into account by the Council together with the related guidance given in the Planning Practice Guidance (PPG).

The Council must have regard to its development plan where material in considering whether to grant listed building consent for any works.

National Planning Policy Framework (2021)

- Section 2 - Achieving sustainable development
- Section 12 - Achieving well-designed places
- Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

- High Street and Queen Street Conservation Area Appraisal (2009)
- Gravesend Town Centre Conservation Areas Management Plan (2009)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - I have no archaeology comments to make on this application.

GBC - Conservation Officer - The repair works are generally acceptable but will need conditioning to seek approval of samples for replacement stone, brick, slate and timber. It also appears that the extent of repairs is to be agreed once the contractor is on site and so it would be advisable to condition the extent of repairs to stone and brick work as well as windows and doors being repaired or upgraded. In order to source a suitable replacement stone, where this is necessary, petrographic analysis should be undertaken in accordance with the Historic England Guidance "Sourcing Stone for Historic Building Repair". A condition should be applied to ensure replacement stone is carried out in accordance with this HE guidance.

Neighbouring properties

An advert was published in the local newspaper and a notice was displayed on site 9th December 2021.

No representations were received. The consultation period expired 31st December 2021.

Officer's Analysis

This application proposes the repair works to the Old Town Hall. The repair works are as follows:

Element	Description
Roof	• <i>Cleaning/Clearance of Valley Gutters</i> - non-intrusive using neutral soap and waters • <i>Replacement of Slates</i> - using like for like natural slates • <i>Existing Slates</i> - carefully removed to avoid damage • <i>Batten Replacement</i> - if required will be carried out with sawn softwood • <i>Slating Underlay</i> - comprise of reinforced bitumen sheet and breathable membrane • <i>Slates</i> - bedded on sand cement mortar • <i>Repointing</i> - ridges and replacement ridge edges will be repointed to match existing
Exterior	• <i>Clearance of Gutters/Downpipes</i> - using neutral soap and water, with adjacent surfaces protected from damage • <i>Visual Condition Survey</i> - undertaken of elevations will be non-intrusive
Windows	• <i>Repairs</i> - splice repairs to timber windows and sills – involve cutting out affected section and replacement with structural softwood (matched to original species) • <i>Paintwork</i> - existing paintwork will be removed and repainted with a suitable product
Undercroft Soffit	• <i>Plaster</i> - damaged plaster will be cut back to a square, sound edge • <i>Replacement Laths</i> - these will match shape, size and species of existing • <i>Render</i> - batched onsite using lime/sand mix with hair reinforcement as necessary • <i>Repainting</i> - surfaces will be repainted to match existing soffit coating
Doors	• <i>Repairs</i> - existing external doors will be repaired based on survey • <i>Ironmongery</i> - original ironmongery will be removed and retained for reuse • <i>Repairs</i> - splice repairs to timber doors – involve cutting out affected sections and scarfed replacement with structural hardwood, matching the original species
Masonry	• <i>Fixtures/Fittings</i> - carefully removed to minimise disturbance of surfaces • <i>Removal of Plant Growths</i> - carefully removed from joints, voids and facework • <i>Cleaning</i> - carried out using neutral soap and water, protecting adjacent surfaces from water ingress • <i>Repairs</i> - all repair work will be specified to match existing fabric • <i>Replacement brickwork</i> - using salvaged materials where possible, if any alternatives are required these will be submitted for approval before use • <i>Repointing</i> - samples of repointing will be provided in an area for agreement, with mortar matched to existing • <i>Cracked masonry</i> - cleaned prior to injecting suitable resin product and pointing to match the original colour as closely as possible
External Drainage	• <i>Hopper and Downpipe</i> - existing cast iron hopper and downpipe will be carefully removed and replaced like for like
Internal Repairs	• <i>Plaster</i> - damaged plaster will be cut back to a square, sound edge • <i>Damp</i> - any plaster affected by rising damp will be removed (300mm above highest point / 1m above DPC) • <i>Replacement laths</i> - these will match shape, size and species of existing • <i>Plaster</i> - batched onsite using lime/sand mix with hair reinforcement as necessary

As aforementioned in this report the application site is a Grade II Listed Building. Therefore, the principle considerations in the assessment of this application are:

- The effect of the proposal on the architectural and historic interest of the Old Town Hall; and
- Design, Character and Appearance.

The effect of the proposal on the architectural and historic interest of the Old Town Hall

The repair works proposed are considered to be generally acceptable. The Conservation Officer has raised no objection to the proposed works and did not express concern with the works impacting on the Listed Building, subject to conditions.

Within the comment received the Conservation Officer stated that a large extent of the repair works will be agreed once a contractor is on site and surveys are completed. Given this it was advised that a condition is attached that restricts the extent of repairs works to the stone and brickwork, as well as the windows and doors being upgraded. Moreover, it was stated that any suitable replacement stone should be selected after petrographic analysis undertaken in accordance with the Historic England guidance – ‘Sourcing Stone for Historic Building Repair’. A condition will be attached to ensure any replacement stone is carried out in accordance with this guidance.

Overall, subject to conditions, the proposed repairs works are not deemed to cause harm to the character or architectural or historic interest of this Grade II Listed Building and in this respect would be compliant with Policies CS19 and CS20 of the Local Plan Core Strategy (LPCS) (2014) and saved Policy TC2 of the Local Plan First Review (1994).

Design, Character and Appearance

The repairs works involved include some external works. These works propose either the reuse of, or replacement with like for like materials and therefore are not considered to impact on the design, character or appearance of the Old Town Hall. Furthermore, there will be conditions attached to the decision notice to ensure that samples are provided and approved by the Local Planning Authority where replacement is required.

As such, the proposal is considered to be in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Conclusion

Subject to conditions the proposal would not cause harm to the character or architectural or historic interest of this Grade II Listed Building, and is considered acceptable in terms of character and appearance, occupier's amenity, neighbouring amenity, and parking.

Recommendation

Permission – subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20 th January 2022	Dated:	21 January 2022