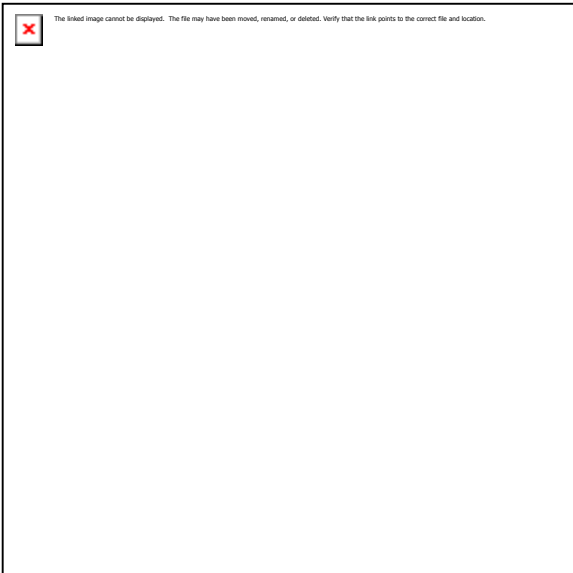




Delegated Report

Householder Planning Application

Planning Application No: 20220446

Location: Old Post Office The Street Shorne Gravesend

Description: Application For Listed Building Consent for the removal of cement render, inspect lateral movement, repair, re-render in lime.

Applicant: Ms Sparks-Sanders

Site Visit Date: 15 June 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 1043-01 – Location Plan Existing;
- Drawing no. 1043-02 – Front Elevation As Proposed; and
- Heritage Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- 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

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 (2021)

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

Supplementary Planning Guidance

- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2017)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Having read through the application documents and seen the photos in the heritage statement, it is clear that the structural stability of the front elevation has been a long term issue, and the painted adjustable Acrow props confirm as much.

The proposals are to be supported and will require clear information to be submitted for the structural and repair work. I have drafted some conditions to assist you in this and hope they help.

Shorne Parish Council

The Parish Council has no objection to this proposal.

The request for any Conditions to be flexible enough to be responsive to the potential findings and suit the required timescales and types of the remedial work is noted and supported.

The Parish Council would like for original materials to be retained and re-used/reinstated as much as

possible, bearing in mind structural compatibilities and avoidance of excessive costs.

Neighbouring properties

No surrounding properties were consulted as an LBC application therefore not required. However there was site and press notices – no comments received.

Officer's Analysis

The application building is a two storey detached dwelling situated on the western side of The Street. It is situated in a rural settlement inset from the green belt (Shorne), a grade II listed building, in the Shorne Village Conservation Area, an Area of Archaeological Potential and in Shorne Woodland Landscape Character Area.

The proposal is to remove the cement render, inspect lateral movement, repair, re-render in lime.

The principle issues in the assessment of this application are whether the proposal would affect the special interest of this grade II listed building and the character and appearance of The Street Conservation Area.

Listed Building and Conservation Area Impact

The listing description is as follows:

C18. Timber-framed, all elevations cement rendered, clay roofing tiles. Rectangular with roof hipped at both ends. Front of 2 storeys with attic storey above. Double shop front to Post Office with glazing bars intact. One door and one window to Harmony Hill. Three casement windows to first floor. Two dormer windows with hipped tiled roofs. Painted moulded timber eaves cornice. String course on first floor level.

Original timber structure substantially exposed on Post Office.

Traditionally the Post Office used by Dickens to post his manuscripts. Formerly one house.

The Heritage Statement states that there is lateral movement within the front elevation which is bowing away from the building. This is evidenced from there being further movement since plywood was scribed into the floorboards at first floor at some time previously to make up where the floorboards no longer covered. The movement of the front wall can also be seen at ground floor level where internal boarding on the studwork has fallen away and external brick skin can be seen which can be seen to be moving out away from the building.

The Heritage Statement includes an extract from a structural engineer's report carried out in 2015 by William Bray of AKS Ward, Lister Beare, Construction Consultants which states that there has been movement of the front wall from the building relative to the internal timber posts and inside wall face and which appears to have started some time ago but which has increased in recent years. They state that the front brickwork has not been tied back well to the timber frame and the external cement render will have also exacerbated the issues. It is stated that it is difficult to establish the exact nature and extent of work required until the render is removed and the brickwork exposed, it is likely the wall will need to be strapped into the first floor structure by means of metal straps fixed to the floor joists and brickwork together with some rebuilding of the affected brickwork. The report recommends that all of the external render should be removed and once any repairs have been carried out it should be re-rendered with a lime based render which will allow the building to breathe and be more tolerant to thermal and moisture movement.

The proposal is therefore:

- Removal of cement render in order to allow an assessment of the brickwork behind given that cement render is not an acceptable facing material for a historic building;

- Brickwork inspected by a Structural Engineer and repair works proposed;
- Repair works carried out – adding metal lateral restraint straps between the brickwork and the timber frame is stated as the anticipated repair method but it is noted that until the cement render is removed it will not be known exactly what the repair works need to be;
- Once repair works are carried out the brickwork should be repointed where required using a lime mortar to match any historic mortar present; and
- Lime render brickwork as surface of brickwork will be likely to be poor and then apply a lime wash.

It is stated that without the repair works which are said to be urgent the building is at risk of further damage and eventual collapse of the front elevation.

It is evident from the movement visible and as confirmed in the 2015 structural report that the front wall of the building is moving away and repair works are needed to reverse this movement. The proposal is 'open' in respect that the render will need to be removed and the brickwork and timber frame underneath investigated before it is known exactly what repair works will be required. The proposal to resolve what is a long standing issue of the movement of the front wall from the building is welcome and will be a positive enhancement of the listed building once completed. Should permission be forthcoming it would be vital that a number of conditions are attached in order to request details of the repair works but which will need to be flexible enough as to not hinder the investigative work. Two of these conditions are pre-commencement which have been agreed with the agent. Subject to these conditions as recommended it is considered the architectural and historic interest of this grade II listed building would be preserved as would the character and appearance of the Shorne Conservation Area; in this regard the proposal is compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Subject to conditions it is considered the proposal would preserve the architectural and historic interest of this grade II listed building and the character and appearance of the Shorne Conservation Area; as such listed building consent is recommended.

(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:	19th July 2022	Dated:	20 July 2022