



Delegated Report

Listed Building Consent

Planning Application No: 20240728

Location: Old Town Hall High Street Gravesend Kent

Description: Application for Retrospective Listed Building Consent for the essential works to repair lead flashing and lead roof.

Applicant: Mr Jason Nye

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. P251-PL01 – OS Plan & Site Plan;
Drawing No. P251-PL02 – Site Plan;
Drawing No. P251-PL03 – Ground & First Floor Plan;
Drawing No. P251-PL04 – Roof Plan;
Heritage Statement; and
Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211397	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.	Permission	21.01.2022
20160801	Application for Listed Building Consent in respect of the installation of data cabling (internal and external), trunking and cabinets.	Withdrawn	10.07.2018
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.	Permission	15.08.2008

20080153	Application for Listed Building Consent for internal alterations including removal of internal partitions, wall linings, some doors, built-in furniture and sanitary ware.	Permission	25.04.2008
20050689	Application for Listed Building consent for external repairs including re-slating and repairs to the roof with a change of materials 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.	Permission	19.10.2005

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for 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

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 (2023)

- Section 12 – Achieving well-designed and beautiful 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

KCC – Heritage Consultation

In this case I would defer to your Conservation Officer in respect to the works undertaken.

National Amenity Societies

No comments received.

GBC – Conservation Officer

No comments received.

Neighbouring properties

Neighbour consultation is not required for Listed Building Consent, but a site notice has been displayed and notice place in the paper.

The overall consultation period expired on 20th September 2024. No comments have been received.

Officer's Analysis

This application is retrospective Listed Building Consent for the essential works to repair lead flashing and lead roof of the Old Town Hall.

The works as laid out in the Supporting Planning Statement are as follows:

Parapet Cappings and Cornices:

- Install new 12mm timber ply to all parapet cappings and cornice areas where the existing lead has been stolen. The ply is to be fixed with plugs and screws.
- Apply a coat of primer to all newly installed ply.
- Install one layer of self-adhesive vapour barrier.
- Install a torch on underlay, and a mineral felt cap sheet, grey in finish. This 3 layer system will be carried out throughout the whole of the cornice and capping areas. Install new grey GRP drip edges to depict the original lead drips visible from the ground.

Roof replacements:

Flat roofs, gulleys, upper pitched roof and portico areas

- Renew the complete portico flat roofs.
- Renew the inset flat roofs along with the gulleys.
- Substantial repairs to the upper pitched roof and the box gutters where the lead has been stripped out are to also be renewed.
- Renew the stepped gutters which run alongside the existing slated roofs.
- Install a three layer felt system which will consist of a self-adhesive first layer to eliminate any naked flame directly on to the timber structure, a torch-on second layer, and a mineral felt cap sheet in charcoal grey. The felts are to be installed to manufactures recommendations and instructions using the correct primers and terminations.
- All cover flashings will be installed using a fast flash lead replacement which are to be fixed, clipped and pointed in a traditional manner to match the existing as near as possible.
- All capping terminations and drip edges that are visible from the ground will have a grey GRP to match the original lead appearance.

Slate repairs, gutters and flashings:

- Install approximately 400no. 20 x10 'welsh penny' slates to all areas of the existing roof that have been damaged.
- The existing lead gutters and existing lead flashings that can be salvaged will be re dressed and new lead replacements will be installed to the missing areas to make the areas watertight.

Gable End Cladding:

- Supply and install a snap lock standing seam zinc cladding system to all the vertical cladding areas including the tank housing where the existing lead has been stolen.
- The snap lock system comes factory coated in a mountain grey to depict the existing lead.
- The cladding will be cut to size from the manufacturer and delivered directly to site and will be installed to manufacturers recommendations and installation instructions.

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

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

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

The repair works that have been undertaken are considered to be generally acceptable and necessary for the preservation and protection of this Grade II Listed Building.

No objections have been received from KCC – Heritage Conservation.

Overall, the repairs works are not deemed to have caused 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 external works. These works have either been 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.

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

Conclusion

The retrospective works have not caused 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

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
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Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	27th September 2024	Dated:	30th September 2024