

Delegated Report

Approval of Details Application

Application no: 20240889

Location: Gads Hill House School Gravesend Road Higham Rochester

Description: Application for the approval of condition 3.2 and 4.2 attached to planning reference number 20230281 relating to cupola repairs.

Applicant: Gad's Hill School

Site Visit Date: N/A

Listed Building Consent was granted for 'Roof and ceiling repairs to classroom H1 and library extension; repairs to cupola and boundary garden wall; take down and rebuild garden shed; repairs to Gardener's Cottage chimney; and replacement self-supporting front boundary fence to Gravesend Road'.

Consultations

GBC Conservation Officer – First Comment - 20/11/2024

I had asked Kasan to put the information into a brief report with supporting photos, rather than just the sketches. The submission doesn't really explain the process that we went through to get to the final approach to the repairs, which are far more conservative and light touch than originally anticipated, so that's good. See my email to him attached asking for it to be put into a report that can be forwarded to Kent HER as a record of the repairs. There are some good photos of the Cupola in the workshop as well as on site and these with the sketch drawings and a brief one page report form a good record of proposed repair work. I think once this is done then the proposals are acceptable and can be signed off.

GBC Conservation Officer – Second Comment - 25/11/2024

Looking for a stand alone document – all in one.

Please add the repair proposals to the report so it can all be lodged in one document with the Kent HER

GBC Conservation Officer – Final Comment - 26/11/2024

This is acceptable.

Analysis

Condition 3.2 can be seen in the context of the whole of condition 3 as follows:

3. With the exception of the removal of the cupola, prior to the commencement of each item of works hereby approved, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works and relevant drawings, which comprehensively addresses each item as follows:

1. Ceiling/roof repairs
2. **Cupola repairs**
3. Repairs to garden walls
4. Rebuild shed
5. Gardener's Cottage chimney
6. Repairs/replacement of fence to Gravesend Road.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

Condition 4.2 can be seen in the context of the whole of condition 4 as follows:

4. No structural works shall be undertaken until a comprehensive and up to date structural report including working drawings as relevant for each item of works as follows has been submitted to and agreed in writing by the Local Planning Authority:

1. Ceiling/roof repairs
2. **Cupola repairs**
3. Repairs to garden walls
4. Rebuild shed
5. Gardener's Cottage chimney
6. Repairs/replacement of fence to Gravesend Road.

All structural works hereby agreed shall be carried out only in accordance with the specification of works and method statement contained in the approved structural report.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The information which has been submitted in pursuance of both conditions is:

- Cover Letter;
- Application form;
- E-mail chain regarding cupola repairs (non-public);
- Drawing no. 5284/PL/103 – Existing Site Plan Northern End Areas of external works;
- Drawing no. 5284/PL/130 – Cupola Repairs Existing Roof Plan;
- Drawing no. 5284/PL/131 – Cupola Repairs Base and Reflected Ceiling Plan;
- Drawing no. 5284/PL/132 – Cupola Repairs Cupola Roof Plan;
- Drawing no. 5284/PL/133 – Cupola Repairs Existing Front Elevation;
- Drawing no. 5284/PL/134 – Cupola Repairs Existing Section and Rear Elevation;
- Drawing no. 5284/PL/135 – Cupola Repairs Existing Section and Side Elevation;
- Drawing no. 5284/PL/140 – Cupola Repairs Proposed Roof Plan;
- Drawing no. 5284/PL/141 – Cupola Repairs Base and Reflected Ceiling Plan;
- Drawing no. 5284/PL/142 – Cupola Repairs Cupola Roof Plan;
- Drawing no. 5284/PL/145 – Cupola Repairs Proposed Section and Side Elevation;
- Drawing no. 5284/PL/146 – Cupola Repairs Proposed Junction Details;
- Drawing no. SK110;
- Drawing no. SK111;
- Drawing no. SK112;
- Photograph of cupola undated;
- Photographs x5
- Photographs version 5 August 2023;
- Historic image of mansion dated 1890;
- Report on cupola repairs.

The Council's Conservation Officer advised that as originally submitted the information was lacking a report

to pull everything together to explain the conservation approach taken rather than just the sketches. The agent submitted a report but the Conservation Officer advised that it needed to be a stand alone document with the repair proposals also in the report. The agent has now done this and submitted a report which clearly explains the approach taken for the repairs with full proposals and photographs documenting the cupola. The report is considered acceptable and as such it is now considered that sufficient information has been submitted to discharge conditions 3.2 and 4.2.

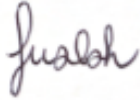
Conclusion

It is considered that the submitted details show that the repair of the cupola would be carried out in a sympathetic manner which would protect the significance of this grade I listed building; condition 3.2 and 4.2 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26 November 2024	Dated:	26 November 2024