

MC/15/0094

Date Received: 12 January, 2015

Location: Former Kitchener Barracks, Dock Road, Chatham, Kent

Proposal: Listed building consent to facilitate the change of the use of former barracks block to Class C3 (residential) and associated alterations, change of use of the former Ordnance Store to use Classes (A1 (shop), A2 (financial and professional services), A3 (restaurant and cafe), A4 (drinking establishment), B1 (Business), D1 (non residential institution)) and associated restoration works, restoration of boundary wall, demolition of ancillary structures associated works

Applicant: JG Chatham Ltd

Agent: Mr J Bradburn Montagu Evans LLP 5 Bolton Street London W1J 8BA

Ward River

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 April, 2015.

Recommendation Approval Subject to;

A) Resolution to approve subject to further survey work being undertaken and then if deemed acceptable, delegated authority being granted to the Head of Planning to approve subject to conditions and S106

B) The applicant / owner entering into an agreement under Section 106 of the Town and Country Planning Act to tie the permission into that granted under MC/15/0079

C) The imposition of the following conditions (delegated authority being granted to the Head of Planning to make minor amendments to the wording of the conditions if considered desirable before the issuing of the permission): -

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 0061_GA_38 Rev B; 0061_GA_37 Rev B; 0061_GA_36 Rev B; 0061_GA_40 Rev B; 0061_GA_39 Rev B; 0061_GA_24 Rev C; 0061_GA_25 Rev C; 0061_GA_26 Rev C; 0061_GA_27 Rev C; 0061_GA_29 Rev C;

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until details of new and replacement doors and frames for both the Barrack Block and the Ordnance Store including joinery details at a scale of 1:5 or full sized samples as appropriate have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 4 No development shall take place until details of new and replacement windows to include joinery details at a scale of 1:5 or full sized samples as appropriate have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 5 No development shall take place until samples of the materials for the repair works have been submitted to and approved in writing by the Local Planning Authority. These samples should include:

- Facing material
- Brick work for new openings (to include all windows and doors) at scale 1:5
- Roofing materials / tiles

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 6 No development shall take place until details of new and replacement rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 7 No development shall take place until a specification and sample panel of the proposed repointing to each listed building or structure have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 8 No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority.

- Structural repairs and replacement work required to each listed building or structure including to masonry walls and chimney stacks, and timber floors, roof structures and staircases
- A schedule of proposed cleaning works
- Damp proofing measures
- New and replacement plasterwork to both ceilings and walls.

The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 9 No development shall take place until details of the new dormers at the barracks block at scale 1:5 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 10 Notwithstanding the notes on repair, alteration and upgrading of the listed buildings in the Design & Access statement and on drawings 0061 GA 23-29, 31-32 and 36-41, a detailed specification and schedule for the repairs, alteration and upgrading of the listed buildings and structures on the site shall be submitted to and approved in writing by the Local Planning Authority. All work shall be carried out in accordance with the approved schedules and specifications.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and to avoid any irreversible impacts to the listed buildings in accordance with policies BNE1 and BNE17 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application is for Listed Building Consent to facilitate the change of the use of the former Barrack Block to Class C3 (residential) and associated alterations, change of use of the former Ordnance Store to use classes A1 (shop), A2 (financial and professional services), A3 (restaurant and cafe), A4 (drinking establishment), B1 (Business), D1 (non residential institution) and associated restoration works, restoration of boundary wall, demolition of ancillary structures associated works.

This application should be read in conjunction with the other planning applications listed in the relevant history section below, which together form a suite of proposals for the redevelopment of the Kitchener Barracks site.

The listing building works proposed can be differentiated into three distinct elements.

Ordnance Store

Located to the South of the site and is Grade II Listed. Currently in a poor state of repair and is a vacant unit. The proposal is to change the use of the Ordnance Store to A1/A2/A3/A4/B1/D1 use. A summary of the alterations are:

- Courtyard area converted to car park with minor demolition including small single storey brick storage sheds to northeast corner for yard and freestanding walls
- Roof coverings to be repaired and replaced where necessary including slate reinstatement
- Rainwater goods replaced
- Washing and repainting of brick work
- Boarded/bricked up windows to be reopened with new frames to be installed
- Entrance door to be replaced with timber door
- Security bars to be removed and replaced with timber frames and cills to match existing

- Removal of metal roof cover to be and clay tiles replaced
- Rotten timber louvers and frame to be replaced
- Existing circular window to be reinstated

Barrack Block

Located to the Northeast of the site, adjacent to the existing parade ground and is Grade II Listed. The proposal is to convert the Barrack Block into three residential dwellings. A summary of the alterations are:

- Masonry walls and chimneybreasts to be retained
- New partitions proposed
- Various works of repair and restoration to external fabric
- Existing bricked up windows to be opened up and new windows proposed
- Covert existing ground floor window to door opening with replacement entrance doors proposed elsewhere
- Retention of existing dormer on roof and the addition of five new dormers

Sections of the Boundary Wall incorporating building facades

Located along the Northwest corner of the site with a further section located to the southeast corner and is Grade II Listed. Essentially a restoration and repair programme is proposed here. A summary of the proposals are provided here:

- Retain facade of the former soldiers institute with the opening up of the former main entrance for pedestrian access.
- Demolition of various structures attached to boundary walls.

Relevant Planning History

MC/15/0079	Outline Permission with some matters reserved (appearance, landscaping, layout and scale) for the redevelopment of the former Kitchener Barracks for residential purposes (Class C3) including the change of use of the partly retained Khartoum Building together with associated works. Registered
MC/15/0082	Application for demolition in a conservation area of unlisted structures including part of the Khartoum Building together with associated works. Registered
MC/15/0081	Change of use of the former Barrack Block to Class C3 (residential) and associated external alterations, change of use of the former Ordnance Store to use Classes A1 (shop), A2 (financial and professional services), A3 (restaurant and cafe), A4 (drinking establishment), B1 (Business), D1 (non residential institution) and associated works. Registered

Representations

The application has been advertised on site and in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Three letters of representation have been received raising the following concerns and queries:

- Impacts of noise on the properties of Brompton Hill and Brompton village which is in a quiet conservation area
- Concerns that parking in Brompton Hill area would be used by new residents and asked if the access to Brompton Hill would be pedestrian only
- Concerns over subsidence following the alterations and similarly regarding potential collapse of caves under the houses
- Pressures that the influx of people will have on existing services such as schools and GPs
- Construction and demolition impacts including dust and debris impacts
- Queries whether there sufficient parking space for the houses/ flats
- Impacts of traffic and access arrangements onto dock road, particularly at peak hour times
- Queries regards the methods used in the traffic and transport survey
- Object to the A4 use in the Ordnance Store due to amount of pubs in the area who are struggling to make a living.
- In favour of redevelopment of the site, however but concerned about the impacts of the commercial options A1, A2, A3, A4, B1, D1 and its impacts on the Brompton High Street which has suffered decline, and that this development will draw away businesses from the high street and kill of our efforts of revamping and rejuvenating our High Street and village and to limit the development to residential uses

All other matters raised not listed above are non material

Historic England (English Heritage) has the following comments:

- Content with the plans as currently shown for these buildings and structures, but they lack detail in various areas.
- Recommend that a schedule of works for listed elements of the scheme should be agreed and implemented by means of a S106 agreement or similar, before an agreed milestone/ trigger.
- The reuse of the listed buildings should also be sought, as this would allow positive changes to the neighbouring monument.
- If minded to granted listed building consent, subject to mentioned requirements above, it is recommend that details of new windows and doors including dormer windows and rainwater goods along with facing materials and repointing should be sought by condition.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform. The Brompton Lines Conservation Area appraisal 2006 is also a material planning consideration.

Planning Appraisal

Background

This application is part of suite of applications for the redevelopment of Kitchener Barracks. The determination of this application should be read in conjunction with applications MC/15/0079, MC/15/0081 and MC/15/0082 outlined in the planning history section above. The three key heritage assets subject of this application have been listed accordingly to recognise their significance. The key issues in this case relate to the integrity of the listed buildings and any potential impacts as a result of the proposals. The application should therefore be assessed in accordance with Policy BNE1 and Policy BNE17 of the Medway Local Plan 2003.

Impact on Listed Building

The three listed elements identified are isolated pockets within the wider development proposals on the Kitchener Barracks site. The proposals seek residential development in the Barrack Block, while the Ordnance Store proposals seek an option for a number of uses as described above.

Policy BNE17 states that alterations, extensions, conversions or changes of use affecting a Listed Building will not be permitted if they are: -

- (i) detrimental to the architectural or historic character of the building; or
- (ii) unsympathetic in design, scale, appearance and use; or
- (iii) do not retain original features and materials.

Barrack Block

In relation to the Barrack Block, the works required relate to the conversion of the building into residential units. Internally, the works required are unproblematic with a considerable amount of any historical fabric having been previously removed. Externally, new dormers are proposed, which would be generally modest in scale and largely sympathetic, and are considered acceptable. However further details are required to be provided by condition for this aspect of the proposal. New door and window openings are generally considered acceptable in principle but similarly joinery details will be required by condition. The removal of the flagpole will have no discernible impact on the integrity of the building and is further considered acceptable. As will the new proposed window opening on the side elevation which is equally satisfactory however construction details will be required. Generally, the proposed works including washing of bricks, repointing, doors and windows are satisfactory in terms of overall impacts of bring the building back into use, which is more beneficial in the long term. A number of planning conditions are required on specific aspects of the proposals.

Ordnance Store

The details submitted to facilitate the conversion of the Ordnance Store are less. A schedule of repair works has been submitted however the level of detail required is somewhat lacking. The proposed demolition and reopening aspects submitted for this application, including the unbricking and unboarding of windows is largely acceptable. However a considerable amount of conditions for the specific aspects of the works will be required as more definitive proposals come forward. Details will be required for all aspects that need further information. This will include:

- i) New and replacement doors
- ii) Paving and roof tiles
- iii) New and replacement rainwater goods
- iv) Facing materials to be used in repair work and new work
- v) A specification and sample panel of the proposed repointing to each listed building or structure
- vi) Structural repairs and replacement work required to each listed building or structure
- vii) (Including to masonry walls and chimney stacks, and timber floors, roof structures and staircases)
- viii) Any proposed cleaning works
- ix) Any damp proofing measures
- x) New and replacement plasterwork to both ceilings and walls

In consultation with English Heritage, officers are of the opinion that this building, being considerably derelict and verging on the detraction of the surrounding area should be brought into use. This will enable the required improvements to be carried and enable the building to contribute to the new development, and enhance this part of Chatham.

Boundary Walls

There are few alterations proposed with regards the boundary walls. The key alteration would be the opening up of the archway on the façade that was previously the Soldiers Institute Building. A specification or schedule to repair is required for this section but it would restore this part of the listed wall resulting aiding pedestrian movement in the area and be of benefit to the Conservation Area and streetscene. The ancillary structures that are listed by associated along the northern section of the wall are shown to be demolished. This is also discussed in MC/15/0082 but their removal would not result in any significant changes that would interrupt or be detrimental to the listed wall structures. This aspect of the proposal is therefore considered acceptable.

Summary

The combined changes proposed to these listed structures are acceptable. Greater detail will be required and a series of conditions are recommended particularly for specific elements in relation to the Ordnance Store. The proposals will bring back into use and restore these listed structures and comply with the provisions of policies

BNE1 and BNE17 of the Medway Local Plan 2003.

Conclusions and Reasons for Recommendation

The proposals generally seek the retention of the listed elements on the Kitchener barracks site. The changes proposed are minor in nature, however further details will be required relative to specific aspects of each of the buildings to ensure the integrity of each listed structure is protected. With this being the case, the application complies with Policy BNE1 and BNE17 of the Local Plan. Given that this application is part of a suite of applications relating to the development of the site the recommendation follows that of the other schemes due to the need for further ecological survey work.

This application would normally fall to be determined under officers' delegated powers, but is being reported for Members' consideration due to the number of letters of representation expressing a view contrary to the officers recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>