

MC/19/2710

Date Received: 11 October 2019

Location: St Bartholomews Hospital New Road Rochester Medway

Proposal: Listed building consent for part demolition of the existing buildings, construction of new buildings and conversion of the former St Bartholomew's Hospital to provide 155 residential units together with associated car parking, cycle parking, hard and soft landscaping, tree removal, boundary treatment, access, utilities and other associated works, restoration, part demolition and conversion of the Grade II listed mortuary to provide 88 sqm community space (Class D1/D2).

Applicant Aspenisle Ltd.

Agent BPTW
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Ward: River Ward

Case Officer: Karen Cronin

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Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 1st April 2020.

Recommendation - Approval with Conditions

- 1 The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: 18.2049 -001, 18.2049 -002, 18.2049 -003, 18.2049 -004, 18.2049 -201-1, 18.2049 -201-2, 18.2049 -202, 18.2049 -203-1, 18.2049 -203-2, 18.2049 -203-3, 18.2049 -203-4, 18.2049 -204-1, 18.2049 -204-2, 18.2049 -204-3, 18.2049 -204-4, 18.2049 -204-5, 18.2049 -205, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-2, 18.2049 -206-3, 18.2049 -206-4, 18.2049 -206-5, 18.2049 -206-6, 18.2049 -207-1, 18.2049 -207-2, 18.2049 -207-3, 18.2049 -207-4, 18.2049 -207-5, 18.2049 -207-6, 18.2049 -208, 18.2049 -209-1, 18.2049 -209-2, 18.2049 -209-3, 18.2049 -210-1, 18.2049 -210-2, 18.2049 -211-1, 18.2049 -211-2, 18.2049 -213-1, 18.2049 -213-2, 18.2049 -213-3, 18.2049 -213-4, 18.2049 -214-1, 18.2049 -214-2, 18.2049 -171, 18.2049 - 404-1, 18.2049 - 404-2, 18.2049 - 404-3, 18.2049 - 404-4, 18.2049 - 404-5, 18.2049 - 405, 18.2049 - 406-1, 18.2049 - 406-2, 18.2049 - 406-3, 18.2049 - 407-1, 18.2049 - 407-2, 18.2049 - 407-3, 18.2049 - 407-4, 18.2049 - 407-5, 18.2049 - 407-6, 18.2049 - 407-7, 18.2049 - 408, 18.2049 - 409-1, 18.2049 - 409-2, 18.2049 - 409-3, 18.2049 - 409-4, 18.2049 - 410-1, 18.2049 - 410-2, 18.2049 - 410-3, 18.2049 - 410-4, 18.2049 - 410-5, 18.2049 - 410-6, 18.2049 - 410-7, 18.2049 - 411, 18.2049 - 412-1, 18.2049 - 412-2, 18.2049 - 412-3, 18.2049 - 412-4, 18.2049 - 413-1, 18.2049 - 413-2, 18.2049 - 413-3, 18.2049 - 413-4, 18.2049 - 413-5, 18.2049 - 414-1, 18.2049 - 414-2, 18.2049 - 415-1, 18.2049 - 415-2, 18.2049 - 415-3, 18.2049 - 415-4, 18.2049 - 416-1, 18.2049 - 416-2, 18.2049 - 416-3, 18.2049 - 416-4, 18.2049 - 416-5, 18.2049 - 416-6, 18.2049 - 417-1, 18.2049 - 417-2, 18.2049 - 417-3, 18.2049 - 417-4, 18.2049 - 608, 18.2049 - 609, 18.2049 - 610, 18.2049 - 611, 18.2049 - 612-1, 18.2049 - 612-2, 18.2049 - 613, 18.2049 - 614, 18.2049 - 615, 18.2049 - 616, 18.2049 - 617; received 11 October 2019

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

- 3 No development shall take place until details and samples of all materials, parts and finishes to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented 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, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 Within six months of the date of the commencement of the development on site full details of how the applicant intends to enable new residents, users and visitors to interpret the site history shall be submitted to, and approved in writing by, the Local Planning Authority. Examples of how to interpret the history of the site can include, but are not limited to, the use of materials and the provision of historical interpretation boards. The details submitted pursuant to this condition shall include location, design, dimensions and materials. The approved details of the method(s) of interpretation approved, pursuant to this condition, shall be implemented in full

accordance with the approved details prior to the occupation of any dwelling and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance and to ensure the development makes a positive contribution to local character and distinctiveness in accordance with the objectives of the National Planning Policy Framework and in accordance with Policies BNE12, BNE14, BNE17, BNE18, BNE20, and BNE21 of the Medway Local Plan 2003.

- 5 Prior to commencement of development, details of the methodology for conservation repairs to the listed former Mortuary (known in the application as the waterworks) including a schedule of works that addresses internal and external works shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details

Reason: Required before commencement of development to avoid any irreversible detrimental impact on the listed building in accordance with Policy BNE17 and BNE18 of the Local Plan 2003.

- 6 Prior to commencement of development, details of the roof lantern repairs to the listed former Mortuary (known in the application as the waterworks) including 1:20 elevations and section to show the reinstatement of the lantern including 1:5/1:10 details at junctions to show its construction shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on the listed building in accordance with Policy BNE17 and BNE18 of the 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 is an application for listed building consent for part demolition of the existing buildings, construction of new buildings and conversion of the former St Bartholomew's Hospital to provide 155 residential units. Together with associated car parking, cycle parking, hard and soft landscaping, and the restoration, part demolition and conversion of

the Grade II listed mortuary (the waterworks) to provide 88 sqm community space (Class D1/D2).

The Waterworks (listed as the Mortuary in 1991) forms part of the application boundary. This is a Grade II listed building and lies immediately to the north of the main hospital building. The proposal seeks to remove the existing 19th and 20th century extensions that are in a poor state of repair, install a staircase and roof lantern and restore the listed building and bring it into community use. It is also proposed to remove unattractive curtilage buildings and carry out landscape works to the garden of reflection.

Further works are proposed for the redevelopment of the remainder of the St Bartholomews Hospital site. However although these works affect the setting of the listed building it is considered that they are outside the curtilage of the listed building.

Relevant Planning History

MC/20/0023	Environmental Impact Assessment Screening Opinion Listed building consent for part demolition of the existing buildings, construction of new buildings and conversion of the former St Bartholomew's Hospital to provide 155 residential units together with associated car parking, cycle parking, hard and soft landscaping, tree removal, boundary treatment, access, utilities and other associated works, restoration, part demolition and conversion of the Grade II listed mortuary to provide 88 sqm community space (Class D1/D2). EIA not required 14 February 2020
MC/19/2709	Part demolition of the existing buildings, construction of new buildings and conversion of the former St Bartholomew's Hospital to provide 155 residential units together with associated car parking, cycle parking, hard and soft landscaping, tree removal, boundary treatment, access, utilities and other associated works, restoration, part demolition and conversion of the Grade II listed mortuary to provide 88 sqm community space (Class D1/D2). On this agenda
MC/08/1575	Listed building application for the installation of gates to match existing railings and alterations/repairs to boundary walls 31 st October 2008
MC/08/1576	Installation of gates to match existing railings and alterations/repairs to boundary walls.

31st October 2008

MC/02/0048	Construction of new front entrance canopy (removal of existing canopy) 1 st March 2002
MC/01/1000	Conservation area consent for the demolition of chimney stack and associated works 14 th August 2001
MC/00/1020	Conservation area application for the demolition of the former medical records store. 15 th August 2000
MC/99/6147	Conservation area consent for the demolition of out patients' building, nurses' home, boiler house, medical records and ancillary buildings. ME/98/0021 20 th January 1999

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.

The Environment Agency, Natural England, Historic England, Kent Wildlife Trust, Kent Police, KCC Archaeology, KCC Ecological Advice Service, Council for British Archaeology Lead Local Flood Authority, NHS, EDF, SGN, South Water, City of Rochester Society, Georgian Group, Society for Protection of Ancient Buildings, Twentieth Century Society, Victorian Society and Rochester Airport have also been consulted.

1 letter has been received raising the following objections:

The plans leave no room for the neighbouring dentist bin store

Historic England supports the application on heritage grounds. The retention and conversion of the main hospital building helps sustain the significance of the conservation areas. The removal of modern, unattractive extensions to the listed building and landscaping its garden setting would enhance the significance of the grade II listed building and conservation area by revealing its historic form and setting.

KCC Archaeology advise that the archaeological assessment provides a well-considered appraisal of the sites potential to contain remains of archaeological interest. The site has potential to contain remains from a variety of periods, including the remains of the medieval hospital. The proposed development could result in substantial harm to any archaeological remains that might be present.

Recommend conditions relating to below ground archaeology assessment, remediation, below ground excavation and historical building recording.

Environment Agency raise no objection subject to conditions relating to contamination, verification report, surface water drainage and piling to prevent pollution of controlled waters

KCC Ecology have reviewed the ecological information submitted and requested additional information. The bat surveys concluded that a roost was evident and as such mitigation measures will need to be implemented under the necessary Natural England licence. No permanent roost space has been proposed for the conservation of bats. The mitigation strategy should be revised to include this and an appropriate lighting scheme.

A relatively small suitable reptile habitat has been identified on site in the ecology report which should be secured via condition.

The site is within 6km of Medway Estuary & Marshes SPA and Ramsar site, as such the appropriate assessment is required and the development must comply with the North Kent Strategic Access Management and Monitoring Strategy (SAMM) to mitigate for additional recreational impacts on the designated sites.

The application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting and the installation of bat/bird nest boxes; recommendations are provided in the Ecology report. The implementation of these recommendations should be secured by condition.

Applicant has responded with an amended Ecology Assessment with mitigation including bat boxes and bat sensitive lighting, which can be secured by condition.

Natural England advise that the site is within 6km of the coastal Special Protection Area and Ramsar site and will result in a net increase in residential accommodation that may result in impacts from increased recreational disturbance, as such an appropriate assessment is required and a financial contribution towards mitigation.

Lead Local Flood Authority raise no objection because there are suitable potential sustainable urban drainage schemes that could be used. Suggest condition relating to surface water disposal.

City of Rochester Society welcomes the proposals and supports the works to the former mortuary.

Southern Gas Networks have advised that the site is close to a low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5 m of a low/medium pressure

system or within 3m of an intermediate pressure system. You should where required confirm the position using hand dug trial holes.

Southern Water advise that the applicant should contact them regarding connection to the public sewer. They have provided a map showing public sewers and water mains in the vicinity of the site. They also provide guidance on clearance zones to protect them from construction works and allow future maintenance. Network reinforcement may be required as a result of the development and an infrastructure charge may be applied. Condition suggested. Southern Water require a formal application for a connection to the public sewer. Informative suggested.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

Planning Appraisal

Background

The former hospital mortuary building, now known as the waterworks, became Grade II listed in 1991. It is located within the Sun Pier to Star Hill conservation area. The mortuary building was built in the late 18th century or early 19th century. Designed as a compact gothic folly for the garden of 351 High Street (a master brewers house for Hulkes Brewery), it also reputedly functioned as the brewery's water tower. When St Bartholomew's was built in the 19th century it was converted to a hospital mortuary and then to a pathology lab with the addition of unattractive extensions. While these do not contribute to the building's significance, an early 19th century extension on its western elevation does contribute as evidence of the demands of successive owners for additional space, though it also compromises the symmetrical façade of the original building. The building was listed for its architectural interest as a garden building eye catcher. The Mortuary's architectural value is derived from its unusual, mini-castle appearance with small turreted corners and crenelated parapets.

Heritage Impacts

The proposal seeks to remove the existing 19th and 20th century extensions that are in a poor state of repair, restore the original tower, install a staircase and roof lantern and restore the listed building and bring it into community use. It is also proposed to remove unattractive curtilage buildings and carry out formal landscape works to the garden of reflection. Externally the building would need to use appropriate construction materials, parts and finishes to alter and improve it. Internally, the building retains fixtures relating to its most recent use as a mortuary with no evidence of the waterworks use. There have been significant alterations throughout so there is nothing of any merit to retain. The listed

walls and railings will be retained. The site is currently vacant and the listed building is vulnerable to fall into disrepair with further loss of historic fabric if it not brought back into use.

The proposed works to the listed building to remove the modern unattractive extensions from the Mortuary building and later buildings around it, and re-landscaping its garden setting would enhance the significance of the grade II building and the conservation area by revealing its historic form and setting. It would also reinforce the historic and functional relationship between 351 High Street and its garden thus enhancing the understanding of its historic setting and also its significance. These changes meet the aspirations of Paragraph 192 (a) of the NPPF which encourages Local Authorities to seek development which sustains or enhances the significance of heritage assets.

It is considered that the proposed works would have minimal harm to the significance of the heritage asset - a listed building within a conservation area. They would not cause the loss of any original or significant features to the external historic fabric of the building. Further details of the roof lantern would be required to be agreed by condition.

Policies BNE17 and BNE18 of the Local Plan seek to ensure that development achieves a high quality of design that will preserve and enhance a building's historic or architectural character or appearance, and setting. Section 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 192 of the NPPF in particular gives considerable weight to the desirability of sustaining and enhancing the significance of heritage assets. Historic England has identified a low level of harm to heritage significance.

Overall, it is considered that the proposals would be acceptable in terms of the impact on the character and appearance of the building, and are in accordance with the requirements of Paragraphs 124, 127, 192 and 196 of the NPPF and Policies BNE1, BNE17 and BNE18 of the Local Plan.

Local Finance Considerations

There are no local finance considerations

Conclusions and Reasons for Approval

The application site contains a grade II listed building, known as the waterworks, as well as an unlisted prominent historic building that has significant local importance and a positive impact on the conservation area.

The proposals would preserve the architectural and historic character and setting of this grade II listed building, in accordance with the requirements of Policies BNE1, BNE17 and BNE18 of the Medway Local Plan 2003 and Paragraphs 124, 127 and 192 and 196 of the NPPF 2019. Therefore, the application is recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination at the request of Councillor Tranter due to the significance of the site and importance to the regeneration of the area.

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://publicaccess1.medway.gov.uk/online-applications/>