

REPORT SUMMARY

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| REFERENCE NO - 20/01742/LBC | | |
| APPLICATION PROPOSAL Listed Building Consent: Repairs to listed telephone kiosk located within the Nevill Cricket Ground | | |
| ADDRESS Telephone Call Box Nevill Gate Royal Tunbridge Wells Kent | | |
| RECOMMENDATION to GRANT listed building consent subject to conditions (see Section 11.0 for full recommendation) | | |
| SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> - The repairs to this Grade II historic 1920's Telephone Box are required to prevent further damage and disrepair. - Without prompt repairs this kiosk could be lost. | | |
| INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL The following are considered to be material to the application: Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A Net increase in numbers of jobs: N/A Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: N/A The following are not considered to be material to the application: Estimated annual council tax benefit for Borough: N/A Estimated annual council tax benefit total: N/A Annual New Homes Bonus (for first year): N/A Estimated annual business rates benefits for Borough: N/A | | |
| REASON FOR REFERRAL TO COMMITTEE The application site includes land owned by Tunbridge Wells Borough Council | | |
| WARD Pantiles & St Marks | PARISH/TOWN COUNCIL N/A | APPLICANT Mr Jon Furnues AGENT |
| DECISION DUE DATE 19/10/20 | PUBLICITY EXPIRY DATE 25/09/20 | OFFICER SITE VISIT DATE 26/08/2020 |
| RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): None | | |

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 This Telephone Call Box is located to the entrance of the Nevill Cricket Ground from Nevill Gate between the Pavilion and stand.
- 1.02 The kiosk is highly visible and positively contributes to the character of the area.

1.03 Its use as a call box is still in operation and, it offer cashless service.

2.0 PROPOSAL

2.01 This application for repairs is in response to an occurrence commonly known as 'Concrete Cancer'. This is a result of rusting of the steel reinforcements within the concrete and, leads to expansion of the concrete, a rusting appearance on the concrete and, can lead to pieces of concrete falling from the structure. This could potential pose both a safety risk and, a risk to the loss of the Grade II Listed structure.

2.02 In response to the disrepair, the following actions are proposed:

- Strip the call box to its shell.
- Removal of all areas affected by the 'concrete cancer'.
- Remove and replace the door frame and door
- Replace damaged concrete area
- Treat concrete with PVA protection and repaint

3.0 SUMMARY INFORMATION

N/A

4.0 PLANNING CONSTRAINTS

Listed building- Grade II (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): 2019
National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 LOCAL REPRESENTATIONS

6.01 A single site notice was placed on this Telephone Call Box on 11th September 2020 and, the application was advertised on 24th July.

6.02 There have been no comments received from members of the public.

7.0 CONSULTATIONS

7.01 Conservation and Urban Design Officer

'The repair works as suggested in this application are overdue for this listed K1 telephone kiosk, and therefore I support this in principle. However, whilst I discussed the proposed works in person with the contractor some time ago, we do not have any details in writing and I have asked for a schedule of works to be provided. If needed, this could form a condition but I would strongly prefer this to be submitted prior to approval.

7.02 ADDENDUM 19/10/20

I have now had the chance to speak to the contractor again. Given that there will be some unknowns about extent of repair until the kiosk is further examined and

damaged elements removed, it will not be possible to have a full specification at this stage. However, a general schedule of work should be possible to produce, but this may not be received prior to works starting on site. Having spoken to the contractor I understand that corroded metal within the concrete panels will need to be replaced, the door re-made like for like, and the enamel sign panels remade by a specialist contractor. The work therefore is quite extensive, but the intention is that it will look the same and replacement will be kept to the minimum necessary. With this in mind, the following conditions are suggested:

- 7.03 Prior to the commencement of works to the kiosk, a general method statement for repairs and replacement where necessary shall be submitted to and approved in writing by the Local Planning Authority.

Note: Following these comments a schedule of works was submitted and, the requirement for this condition is no longer necessary. The Conservation Officer finds the proposed schedule of works acceptable.

- 7.04 Prior to the commencement of works to replace any elements of the kiosk and following investigative works to ascertain the extent of repair and replacement required, a detailed specification of work including details of materials and finishes shall be submitted to and approved in writing by the Local Planning Authority.'

7.05 **Historic England**

Historic England were consulted on this application. They responded advising that they did not feel it necessary to comment on this application.

8.0 APPLICANT'S SUPPORTING COMMENTS

- 8.01 The Grade 2 listed telephone K1 design is now scarce in the UK and it is important that repairs are now carried out to this kiosk to remove the concrete cancer that has now appeared. Given the location of the kiosk a repaired kiosk is still compatible with existing buildings and structures.

- 8.02 On completion of works all paving materials will be made good.

9.0 BACKGROUND PAPERS AND PLANS

- Application Form
- Site Location Plan
- Location Plan
- Design & Access Statement
- Heritage Statement
- Photograph
- Schedule of Works

10.0 APPRAISAL

Principle of Development

- 10.01 This application is for Listed Building Consent and, so the appraisal should only consider the impact of the development on the fabric and character of the Listed structure.

Impact on Listed Building

- 10.02 This 1920's Grade II Listed Telephone Call Box, has been falling into disrepair for a long period of time and, there is now a considerable risk that without prompt and careful repair, it could be lost.

- 10.03 The proposed repairs, would replace damaged components of the box and, so some fabric would be lost. However, it is considered that some loss of fabric is favourable to total loss of historic fabric and, repairs such as this are commonplace on Listed Building for preservation. The repairs would also include PVA treatment for the concrete to prevent reoccurrence.
- 10.04 The proposed repairs would likely positively impact the character of the historic box, which has deteriorated. The repairs would likely recover the intended appearance of the structure and, allow for its long term continued use.
- 10.05 As per the Conservation and Urban Design Officers comments, the development would result in a positive outcome for the Listed Building subject to the submission and approval, following investigative works, a detailed specification of works.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Application Form
- Site Location Plan
- Location Plan
- Design & Access Statement
- Heritage Statement
- Schedule of Works

Reason: To clarify which plans have been approved.

- (3) Prior to the commencement of works to replace any elements of the kiosk and following investigative works to ascertain the extent of repair and replacement required, a detailed specification of work including details of materials and finishes shall be submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

Reason: To preserve the character and historic fabric of the building.

INFORMATIVES

N/A

Case Officer: Lisa Williams

- NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.