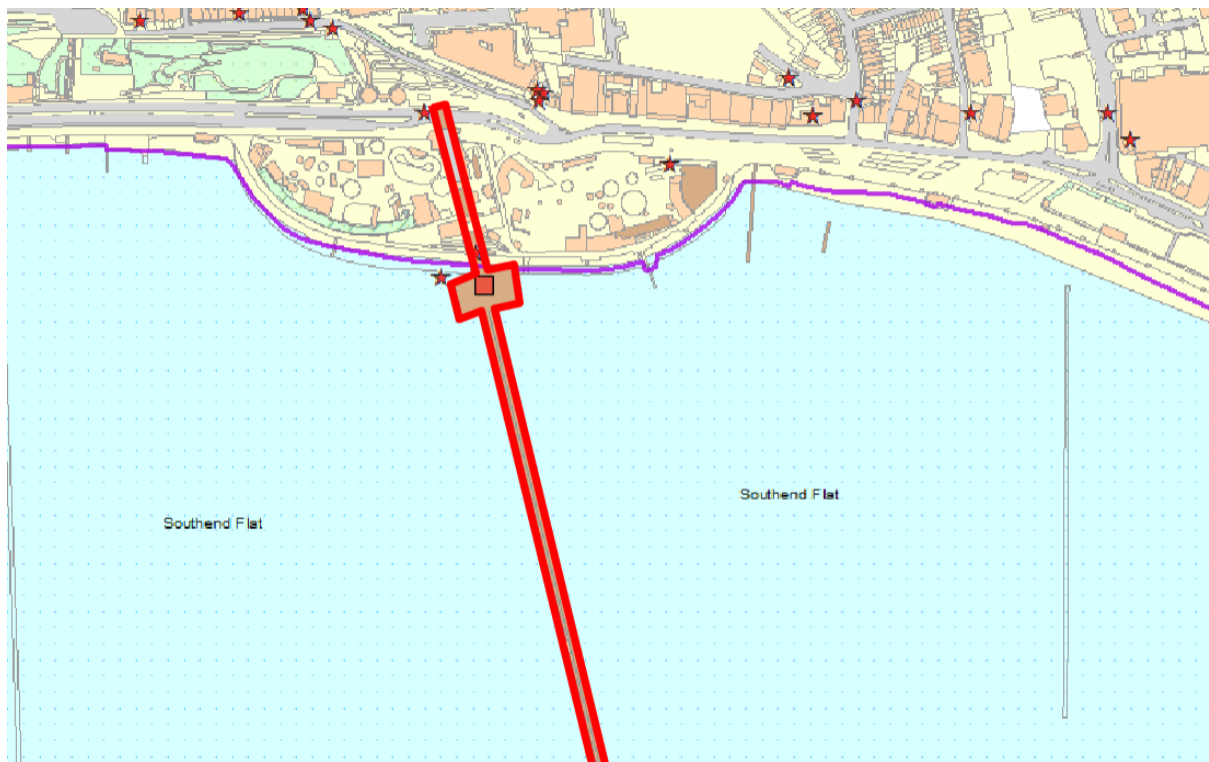


Reference:	17/00614/LBC	
Ward:	Milton	
Proposal:	Replacement of pier pile caps to pier structure (Listed Building Consent)(Part Retrospective)	
Address:	The Pier, Western Esplanade, Westcliff-on-Sea, Essex, SS1 1EE	
Applicant:	Southend-on Sea Borough Council	
Agent:	Mr Neil Chaston, Hemsley Orrell Partnership	
Consultation Expiry:	25 th May 2017	
Expiry Date:	6 th June 2017	
Case Officer:	Abbie Greenwood	
Plan Nos:	LBCA01, LBCA02, LBCA03, LBCA04, LBCA06, LBCA07	
Recommendation:	GRANT LISTED BUILDING CONSENT	



1 The Proposal

- 1.1 This application is seeking Listed Building Consent to replace a number of cast iron pile caps within the pier substructure with a replica steel detail. The pile caps will only be replaced as and when necessary following the annual condition survey but it is considered prudent to seek consent for replacement of all the pile caps as their failure is an ongoing problem for the pier and is threatening its future stability.
- 1.2 Two previous applications ref 14/01841/LBC and 16/01397/LBC have been consented for the replacement of fractured pile caps in the past. This application seeks consent to replace all the remaining pile caps. The same materials and detail is proposed in the current application.
- 1.3 22 pile caps in the current application have already been replaced because their condition was so poor that their retention was causing serious health and safety concerns. 22 further piles caps have been identified as needing replacement in the medium term. It is likely that further defects will be identified in future surveys.

2 Site and Surroundings

- 2.1 The Pier is situated at the bottom of Pier Hill to the southern end of the High Street. It projects approximately 1.33 miles south into the estuary. The northern end of the pier includes a modern entrance that enables public access on two levels to the decked walkway and pier train. The pier is one of Southend key tourist attractions and an important part of the heritage of the town.
- 2.2 The original cast iron Pier structure dates from 1830, with extensions having been added in 1897 and 1929. The substructure is a key element of the pier. The pile caps are located at the junction of the supporting columns and the pier stem.
- 2.3 The pier is a grade II listed building. The surrounding mudflats are designated as a RAMSAR site, SSSI and Local Nature Reserve.

Planning Considerations

- 3.1 The only consideration in relation to the listed building application is the impact of the proposal on the character and significance of the listed building.

4 Appraisal

Design and Impact on the Character of the Listed Building

NPPF; DPD1 (Core Strategy) policies KP2 and CP4; DM DPD Policies DM1 and DM5

4.1 Paragraph 129 of the NPPF states that:

‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

4.2 Repair works to the iron substructure of the pier previously consented in 2016 and 2014 are currently being undertaken, but this has revealed an additional 44 defective pile caps which are cracked or fractured. Half of these have already been replaced as urgent works. The remaining 22 are in need of replacement in the medium term. Some of the pile caps have historic repairs in the form of claps around the column head to provide additional strengthening but these too are failing.

4.3 The previous listed building consent applications in 2014 and 2016 included the replacement of a number of pile caps and the same design detail and material is proposed in the current application. The new pile cap uses steel rather than cast iron for its superior strength but is of a similar design to the original.

4.4 The survey photos clearly show that the repairs are needed. The use of steel rather than cast iron is a change to the existing structure but the design of the replacement pile cap is similar to the original detail so the silhouette of the pier will be unaffected. Extending the consent to all remaining pile caps will enable the Council to undertake repairs more quickly when they are needed and the proposal will help to safeguard the future of the historic pier structure.

4.5 Historic England has not raised any concerns in relation to the application and it is therefore considered that this proposal is acceptable.

Conclusion

4.6 Having taken all material listed building considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The principle of the development is found to be acceptable and the proposal would have an acceptable impact on character and significance of the listed building. This application is therefore recommended for approval subject to conditions.

5 Planning Policy Summary

5.1 NPPF (The National Planning Policy Framework)

5.2 DPD1 Core Strategy Policies KP2 (Development Principles) and CP4(The Environment and Urban Renaissance)

5.3 DPD2 DM Policies DM1 (Design Quality) and DM5 (Southend-on-Sea’s Historic Environment)

5.4 SPD1 The Design and Townscape Guide

6 Representation Summary

Historic England

- 6.1 Consent is sought for replacement of pier caps to pier structure (part-retrospective). Following the works carried out in 2015/2016 where fractured pile caps were replaced, this application is for works to address additional cap fractures identified during works to elements supporting the railway. Having considered the documentation submitted with the application, including the report and photographs produced by Hemsley Orrell Partnership (HOP), Historic England are satisfied that the works (partly completed) are justified in accordance with national planning guidance and will not cause harm to the significance of the grade II listed pier. Indeed, they will assist in safeguarding the historic fabric of the pier for the future. Historic England therefore have no objections to the proposals on heritage grounds, should your authority be minded to approve the application for listed building consent. We consider that the application meets the requirements of the NPPF and the works will assist in safeguarding the future of the pier

Essex Wildlife Trust

- 6.2 No comments received.

Natural England

- 6.3 No comments received.

Royal National Lifeboat Institution

- 6.4 No comments received.

Parks

- 6.5 No comments received.

Structural Engineer

- 6.6 No comments received.

Public Consultation

- 6.6 A site notice was displayed. No responses have been received at the time of writing.

7 Relevant Planning History

- 7.1 The site has extensive planning history. Those relevant to this application are:
- 7.2 16/01397/LBC - Emergency works to repair or replace pile caps to pier structure (Listed Building Consent) - granted 2016

- 7.3 15/01378/LBC – Emergency works to repair and strengthen the lower timber deck at the southwest corner of the pier head (Listed Building Consent) - granted 2015
- 7.4 15/00758/LBC – various repairs and maintenance to the Prince George extension (Listed Building Consent) – granted 2015
- 7.5 14/01841/LBC - Structural repairs to Pier (Listed Building Consent) - granted 2015
- 7.6 10/01563/LBC Structural repairs to Pier (Listed Building Consent) - granted 2010
- 7.7 05/01685/LBC Remove fire damaged structural steel units, timber decking and debris. Replace with new structural steel units and timber decking (Listed Building Consent) - granted 2006.

8 Recommendation

GRANT LISTED BUILDING CONSENT subject to the following conditions;

- 01 The development hereby permitted shall commence not later than 3 years beginning with the date of this permission.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 02 The development hereby permitted shall be carried out in accordance with the approved plans LBCA01, LBCA02, LBCA03, LBCA04, LBCA06, LBCA07**

Reason: To ensure that the development is carried out in accordance with the Development Plan.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. Detailed analysis is set out in a report prepared by officers.