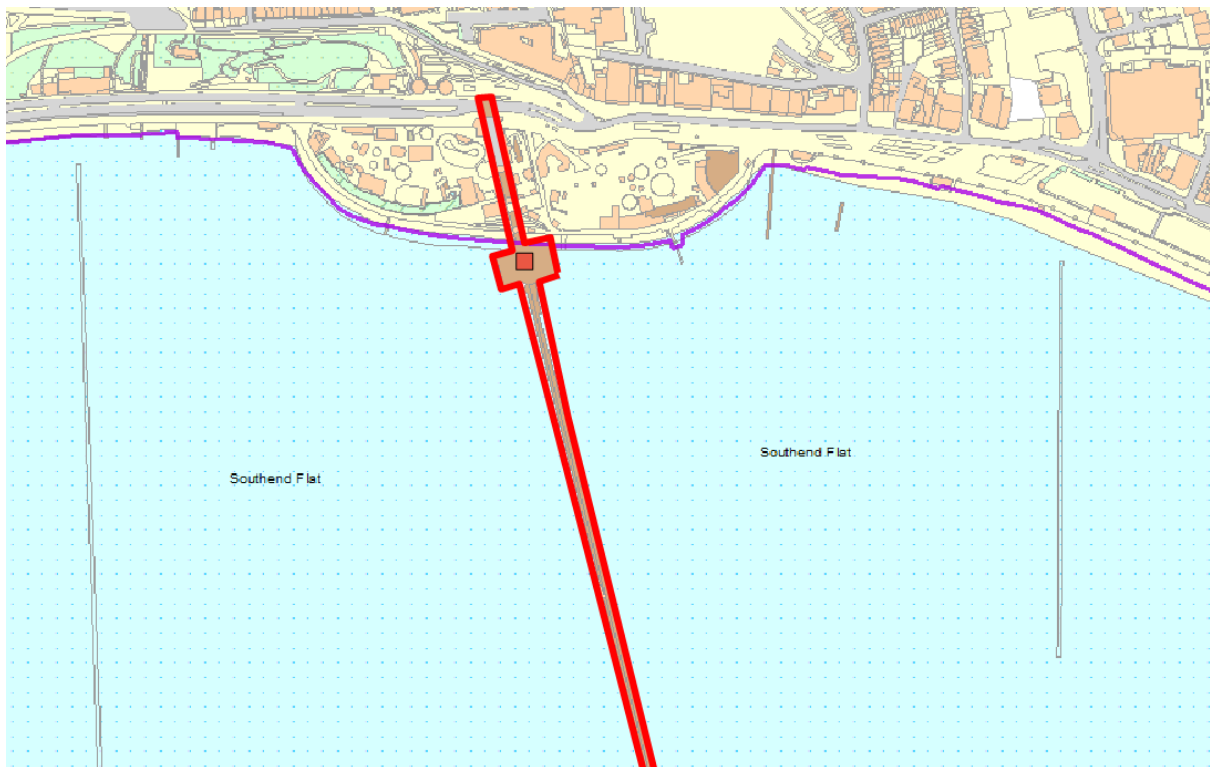


Reference:	16/01397/LBC
Ward:	Milton
Proposal:	Emergency works to repair or replace pile caps to pier structure (Listed Building Consent)
Address:	The Pier, Western Esplanade, Westcliff-on-Sea, Essex, SS1 1EE
Applicant:	Southend-on Sea Borough Council
Agent:	Mr Neil Chaston, Hemsley Orrell Partnership
Consultation Expiry:	9 th September 2016
Expiry Date:	23 rd September 2016
Case Officer:	Abbie Greenwood
Plan Nos:	LBC01, LBC02, LBC03, LBC04, LBC05, LBC06, LBC07
Recommendation:	GRANT LISTED BUILDING CONSENT



1 The Proposal

- 1.1 During the 2015/16 substructure repairs (consented under 14/01841/LBC) currently being undertaken a number of additional defects not previously identified during the 2014 survey have been observed. The defects found relate to the pile caps and are either pile cap shaft fractures or pile cap bearing plate fractures. Due to the significance of the defects the Council suspended running the pier train.
- 1.2 The works have commenced because of health and safety concerns and are being undertaken as part of the current repairs programme.

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. At the pier head a new cultural centre, the Royal Pavilion has recently opened.
- 2.2 The original Pier structure dates from 1830, with extensions having been added in 1897 and 1929. It 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 2014 are currently being undertaken but this has revealed additional 31 defective pile caps which are cracked or fractured. The survey photos clearly show that the repairs are needed. The 2014 application included the replacement of a number of pile caps and the proposal is to replicate this repair in the current application to ensure consistency. As with the previous application it is proposed to change the material from cast iron to steel because of its superior strength and longevity. Historic England did not raise any objections to the change in 2014.
- 4.3 It is evident from the photos submitted that the proposed works are needed to ensure the future of the historic pier structure and there is therefore no objection to the proposed replacement of the defective pile caps with the previously approved design.

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 Having considered the documentation submitted with the application, including the drawings and photographs produced by Hemsley Orrell Partnership, Historic England are satisfied that the works already carried out were justified in accordance with national planning guidance and have not caused 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 have no objections, therefore, should your authority be minded to approve the application for listed building consent for the works outlined above.

Essex Wildlife Trust

- 6.2 No comments received.

Natural England

- 6.3 Statutory nature conservation sites – no objection
Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Benfleet and Southend Marshes Ramsar and SPA has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Benfleet and Southend Marshes SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Royal National Lifeboat Institution

- 6.4 No comments received.

Parks

- 6.5 No comments received.

Structural Engineer

- 6.6 No Objections

Public Consultation

- 6.7 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 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
- 7.3 15/00758/LBC – various repairs and maintenance to the Prince George extension (Listed Building Consent) – granted 2015
- 7.4 14/01841/LBC - Structural repairs to Pier (Listed Building Consent) - granted 2015
- 7.5 10/01563/LBC Structural repairs to Pier (Listed Building Consent) - granted 2010

7.6 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 for 16/01397/LBC subject to the following conditions

01 The development hereby permitted shall be begun 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 LBC01, LBC02, LBC03, LBC04, LBC05, LBC06, LBC07

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.