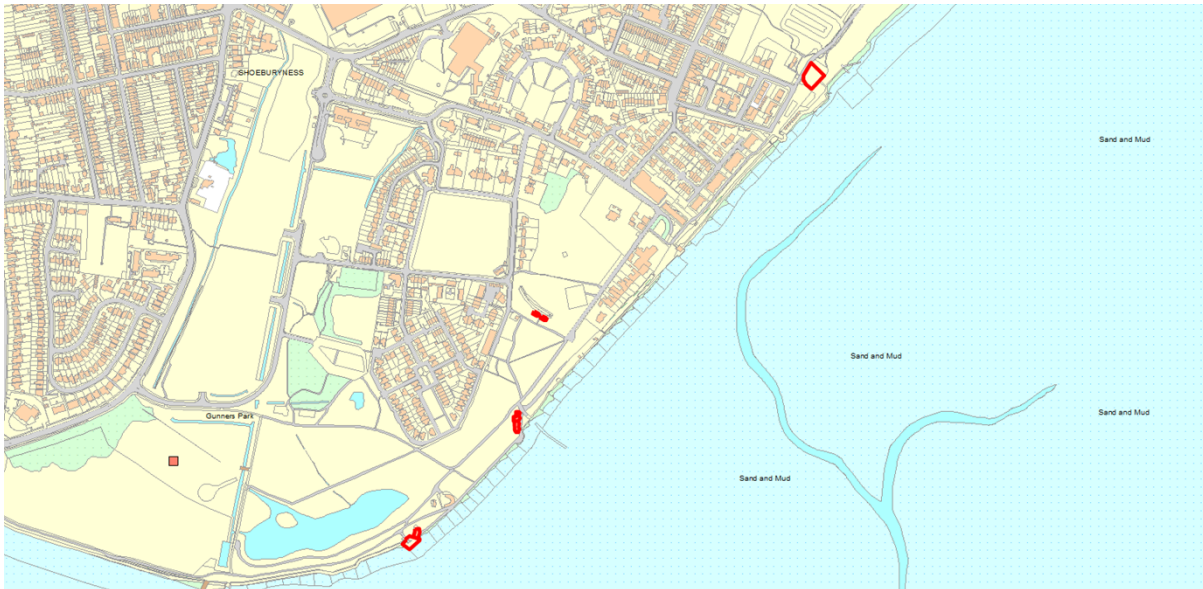


Reference:	1. 20/00468/BC4 2. 20/00469/LBC	
Application Type:	Borough Council Regulation 4	
Ward:	Shoeburyness	
Proposal:	<p>1. Various works to former MOD Buildings at Gunners Park comprising of, replacement doors/windows/shutters, install graded earth access to Quick Fire Battery, replace doors/windows to Experimental Casemate Building, install temporary external landing on Experimental Casemate, replace doors, install graded earth access to Old Powder Magazines, install temporary art installations at East Beach and on jetty by Experimental Casemate and carry out emergency weatherproofing where required, install power supplies where needed and removal of Graffiti</p> <p>2. Various works to former MOD Buildings at Gunners Park comprising of, replacement doors/windows/shutters, re-secure shaft and install graded earth access to Quick Fire Battery, replace doors/windows and install temporary platform floor to Experimental Casemate Building, install temporary external landing on Experimental Casemate, replace doors, install graded earth access and temporary platform floor to Old Powder Magazines, install temporary art installations at East Beach and on jetty by Experimental Casemate and carry out emergency weatherproofing where required, install power supplies where needed and removal of Graffiti (Listed Building Consent)</p>	
Address:	Gunners Park, Ness Road, Shoeburyness	
Applicant:	Ms Bailey	
Agent:	Ms Raichel Warren of SKArchitects	
Consultation Expiry:	22 nd May 2020	
Expiry Date:	10 th July 2020	
Case Officer:	Abbie Greenwood	
Plan Nos:	596-P01, 596-P04, 596-P05, 596-P06, 596-P07B, 596-P08B, 596-P09B, 596-P10A, 596-P11, Heritage Statement by AHP dated March 2020, Design and Access Statement by SKArchitects Rev B, Estuary 2020 Programme	
Recommendation:	<p>1. GRANT PLANNING PERMISSION</p> <p>2. GRANT LISTED BUILDING CONSENT</p>	



1 Site and Surroundings

1.1 The proposal relates to 3 military structures in Gunners Park which were formerly part of the Shoebury Garrison MOD site. These are:

- The powder magazine c.1852-3 - 2 small simple brick built stores with vaulted brick ceilings which were built to provide secure storage for gunpowder,
- The Heavy Quick Firing Battery c.1898-1900 - a substantial concrete structure which was built for training in methods of firing from an elevated position with quick fire guns placed on top. Inside this structure has 3 small rooms one of which includes a hoist to the roof.
- The Experimental Casements (or light quick firing battery) c. 1862 (remodelled in 1890-1900) - a smaller brick built building with shallow iron clad brick vaulting which formerly had a gantry (now demolished) which was also used for weapons testing.

1.2 All 3 of the structures are grade II listed. They are currently empty and unused, and have been subject to vandalism and pigeon infestation. The list descriptions are noted below.

1.3 The Power Magazines (2 buildings each with the same description) (PM)

Powder magazine. 1852-3. Stock brick, stone dressings and bitumen roof. Square plan with lean-to porch to east containing C20 iron door facing north. EXTERIOR: position of three cast iron ventilator grills, some with wooden shutters, on two sides, indicates cavity wall and solid vault. Blocked opening in west wall. Low pitched hipped roof. INTERIOR: not inspected. HISTORY: one of only two surviving magazines at the Establishment and one of the first brick buildings built there. Included as an important functional element within the former British School of Gunnery.

1.4 The Heavy Quick Firing Battery (HQFB)

Heavy Quick Firing Battery, now disused. 1898, incorporating part of earlier battery, extended during construction and completed 1900. Mass concrete outer walls in 1:3

Portland cement with broken stone and sand; core of brick burrs. Four semi circular bastions with projecting parapet. Neatly shuttered in horizontal courses. Twin towers of ammunition hoist and single storey structures attached to rear. An early concrete building used for training in methods of firing from an elevated position; the hoist towers also used for training in fire-fighting. The hoist room retains part of the curved ceiling from an earlier battery, possible c1850.

1.5 The Experimental Casements (EC)

Light Quick Firing Battery, now disused, former casemates, 1870s, remodelled early 1890s as Light Quick Firing Battery. Stock brick with iron frame, C20 rendering to upper part. Two chambers set askew. Right part: massive piers with black brick quoins flanking iron frame of three bays. Wooden door frame (door missing) between two upright girders supporting wall plate. Iron clad barrel vaulted roof with mantle rail above blocked casemate. Part of plank floor survives. Left part: Truncated and re-fronted in yellow brick with four-course relieving arches, now demolished. Three bay barrel vaulted roof with brick infill; C20 brick partition. Interesting late example of a casemate and unique because referred to as an 'experimental casemate' in contemporary documents. A photograph (PIB/202) of c1896-8 shows the arrangement of rifle muzzle loading guns on the pier.

- 1.6 These buildings form part of a group of military structures on the headland. They are the remnants of the weapons testing facilities at the garrison. They all have high evidential, historical, aesthetic and communal group value but are suffering from neglect and lack of use.
- 1.7 The Garrison was decommissioned by the MOD and sold to a developer in 1999/2000. As part of this redevelopment, the former military buildings were converted mainly to residential use, hundreds of new homes were built and Gunners Park was realigned to the south around the mouth of the estuary.
- 1.8 Most of the other original military buildings within the garrison are also grade II listed and the site includes the Shoebury Garrison Conservation Area. The Power Magazines and HQFB fall within the conservation area boundary. The wider site, however, has a long history of occupation and also includes a scheduled monument known as the Danish Camp. This lies directly to the north of the powder magazines.
- 1.9 In addition to the heritage designations the whole of Gunners Park is designated in the Development management Document as protected green space. The park also has a number of nature designations at its western end including a local wildlife site and SSSI however it is noted that the application structures do not fall within either of these nature areas. The foreshore to the south also has a number of nature designations including RAMSAR, SPA, SSSI and Local Nature Reserve. In terms of flood risk the HQFB is partly within flood zone 3 and partly within flood zone 2 and the Experimental Casements is within floodzone 3.
- 1.10 The park is bounded by the residential development of the Garrison to the north including both historic and new buildings. To the east and south is the estuary itself and to the west is Shoebury Common.

2 The Proposal

- 2.1 The proposal seeks planning permission and listed building consent for various works to the former MOD structures at Gunners Park so that they can be used as part of the Estuary 2020 Arts Festival which is scheduled for September and October 2020. This is a temporary programme of artworks and events across the Thames Estuary (south Essex and north Kent), which is seeking to explore and celebrate the unique character of the Estuary. The former military structures in Gunners Park, which are subject to this application, will be used to house various temporary art works and will be open to view by the public during the festival. In order to facilitate this various works are required to the structures to make them fit for purpose, safe and accessible. The proposed works are as follows:

Location	Description	Proposal	Reason
Powder Magazines Listed Grade II			
Powder Magazines	Doors D06 & D07	Retain remains of original door frame, install new solid metal door with rivet detailing to face of brickwork. Fixings into mortar joints.	In order to secure the Powder Magazine and improve the appearance of the entrance. The proposal should not deface brickwork.
Powder Magazines	Both Power Supply	Power supply will be a temporary and portable battery and PV pack, cables will run through conduit fixed into the wall through the mortar joints and enter the building as shown on drawing	To facilitate the exhibition
Powder Magazine - East Building	Main Room	Remove old nails from walls.	Health and safety issue for future use of building.
Powder Magazines	Both	Install timber decked floors supported on pediments to create a level floor	Health and safety issue for future use of buildings.
Powder Magazines	Both	Carefully brush down internal walls and re-limewash	To improve the appearance of the building
Powder Magazines	West	After the festival, removal of recently installed timber ceiling	To remove non original feature
Powder Magazines	Both	Carry out any emergency works needed to prevent rainwater ingress and improve rainwater disposal	General maintenance
Powder	Both	Form external ramp by	To enable level access

Magazines	Ramp	re grading to allow level access in to the building. To include a reinforcement mesh and finished with grass.	to the buildings
Powder Magazine	West	Remove graffiti in accordance with Historic England guidelines	To improve the appearance of the building
Heavy Quick Firing Battery Listed Grade II			
Quick Fire Battery - North Building	Door D01	Alter existing door to bring the bottom of the door up to FFL	To prevent the door impeding the landing in front of the doors, in line with creating a level entrance.
Quick Fire Battery - North Building and south building	Ramp	Land to be graded to a gradient to allow level access into the building, to have a reinforcement mesh and be finished with grass.	To enable level access to the buildings
Quick Fire Battery - Middle Building	Doors and windows 02 & W02-04	Repaint black.	Improve the appearance and maintain these elements.
Quick Fire Battery - Middle Building	Ramp	Install mesh guarding and metal handrail.	In order to make this ramp safe for use. Evidence of previous guarding.
Quick Fire Battery - South Building	Middle Window W06	Remove unoriginal brickwork.	To reinstate lost feature and balance the elevation.
Quick Fire Battery - South Building	Middle Window W06	Reinstate metal bars.	To balance the front elevation and add extra security.
Quick Fire Battery - South Building	Left Window W05	Retain existing sash window and set new metal shutters behind this.	Notions of the buildings history retained, new security added.
Quick Fire Battery	Internal	Carefully brush down internal walls and re-limewash	To improve the appearance of the building
Quick Fire Battery - Middle & South Building	Roof	Close off openings at the top of the shafts over the middle room and the top of the ammunition hoists in the room C with transparent material.	To prevent pigeon ingress and allow these elements to be experienced from the inside, with the inclusion of glass.
Quick Fire	Roof	Carry out any	General maintenance

Battery		emergency works needed to prevent rainwater ingress and improve rainwater disposal	
Quick Firing Battery	All rooms Power Supply	Power supply will be a temporary and portable battery and PV pack, cables will run through conduit fixed into the wall through the mortar joints and enter the building adjacent to the doors	To facilitate the exhibition
Experimental Casemate Listed Grade II			
Experimental Casemate	Door/windows D04	Remove existing grilles and install 4 no. shutters; solid metal frames and folding shutters, fixed into existing cill and lintel. Side hung door (fixings into brick recess as per existing fixings), solid metal door and metal frame. Low level hook to keep doors open.	
Experimental Casemate	Side door D05	Remove metal plate covering door opening. Install side hung door, solid metal door, set behind existing timber frame. Low level hook to keep doors open.	Improve appearance of side elevation and open up the level access to make this building accessible for all.
Experimental Casemate	South window	Retain original metal window frame and mullions. Fix new metal shutters, opening inwards. Fix into mortar joints and / or unoriginal timber frame.	
Experimental Casemate	North West Elevation	Repaint unoriginal metal shuttering black.	To improve the appearance of the building
Experimental Casemate	Internal	Carefully brush down internal walls and re-limewash	To improve the appearance of the building
Experimental Casemate	Graffiti removal	Where possible, remove graffiti in accordance with the English Heritage (now HE)	To improve the appearance of the building

		guidance	
Experimental Casemate	Power Supply	Power supply, wiring in conduit taken through rear 'access'. Power supply will be a temporary and portable battery and PV pack, cables will run through conduit fixed into the wall through the mortar joints.	To facilitate the exhibition
Experimental Casemate	Internal	Timber decked floor supported on adjustable pedestal throughout the two rooms, to create a level floor	Health and safety issue for future use of buildings.
Works to non-listed structures			
East Beach Jetty	Not Listed	Install concrete Sound Mirror, poured in situ. Fixing, as confirmed by structural engineer, Uses 4700mm GRP plug Depth of dish 345mm Diameter of dish 2353mm	Exhibition piece
Jetty South of Experimental Casements	Not Listed	Install 3 x photographic installations 3000mm x 1340mm fixed into concrete bases, resin anchored into the existing slab	Exhibition piece

3 Relevant Planning History

- 3.1 There is extensive planning history at the Garrison. The applications relevant to this proposal are:
- 3.2 14/00153/DOV - Modification of planning obligation dated 6 February 2004 pursuant to application 00/00777/OUT, in particular clauses relating to New Gunners Park (including multi-use games and wheeled sports areas, tennis courts, children's and toddler play areas, car parks, footpaths/cycleways), sea wall works, Heritage Centre and timescales for delivery. Granted
- 3.3 06/00543/RES - Form wetland area/ balancing pond, new ditches and associated headwall structures, secondary flood defence bund with footway/ cycleway and associated works (approval of reserved matters following grant of outline planning permission SOS 00/00777/OUT dated – granted

- 3.4 00/00777/OUT - Mixed use development comprising conversion of existing buildings and erection of new buildings for: parkland and open space; up to a total of 465 dwellings; up to 23,750sq.m of business floorspace (Class B1(a) and (B)); up to 1625sq.m of non-residential (Class D1) uses, including A. a health centre within the mixed use area, B. the former Garrison Church as a community hall, and C. the former battery gun store as a heritage centre; up to 5,900sq.m of leisure (Class D2) uses; up to 800sq.m of retail (Class A1); up to 600sq.m of financial services (Class A2) use; formation of hotel (Class C1) with approximately 40 bedrooms; land for a new school; erection of landmark residential building; construction of new access roads; and associated works (Outline) - granted

4 Representation Summary

Public Consultation

- 4.1 17 neighbouring properties were consulted, a press notice published and a site notice posted. 1 letter of representation has been received raising the following issues:

- The historic structures may merit repair but public funds should not be used for this purpose, they would be better spent improving roads and tidying up the park, Arts is a temporary luxury and not a necessity.

Officer Comment These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission or listed building consent in the circumstances of this case.

Archaeology Curator

- 4.2 No objection.

Highways Team

- 4.3 There are no highway objections to this proposal.

Environmental Health

- 4.4 No objections.

Parks

- 4.5 For the works that are only occurring on/in the buildings it is important any workers and equipment needed don't impact the environment whilst on site (e.g. trampling vegetation, leaving waste on site, disturbing/damaging/destroying protected species etc.).

Using the existing earth is recommended to prevent accidental introduction of any invasive species or unsuitable soil types for the area. In terms of the nature designations being affected, it would be useful to get a consultation from Natural England.

Officer Comment: Natural England was consulted but did not respond.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2019)
- 5.2 Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance), CP7 (Sport, recreation and Green Space),
- 5.3 Development Management Document Policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM3 (The Efficient and effective use of land), DM5 (Southend on Sea Historic Environment), DM15 (Sustainable Transport Management)
- 5.4 Design & Townscape Guide (2009)
- 5.5 Shoebury Garrison Conservation Area Appraisal (2005)
- 5.6 CIL Charging Schedule (2015)

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development including impact on the protected green space and flood risk, design and impact on the listed buildings and character of the wider Shoebury Garrison Conservation Area, impact on ecology, traffic and transportation issues, impact on residential amenity and CIL

7 Appraisal

Principle of Development

Public Open Space

- 7.1 Policy CP7 states that *'The Borough Council will bring forward proposals that contribute to sports, recreation and green space facilities within the Borough for the benefit of local residents and visitors.'*
- 7.2 The buildings subject of this application are situated within Gunners Park which is designated as protected open space, however, the proposed works are minor in nature and relate to the fixtures and fittings of the existing former military buildings and the formation of low key ramps to their entrances only. The works will not result in the loss of protected open space. The principle of the proposal in terms of the impact on the protected open space is therefore considered to be acceptable and the proposal is policy compliant in this regard.

Flood Risk

- 7.3 In relation to development within flood risk areas policy KP1 of the Core strategy states: *'Development will only be permitted where that assessment clearly demonstrates that it is appropriate in terms of its type, siting and the mitigation measures proposed, using appropriate and sustainable flood risk management options which safeguard the biodiversity importance of the foreshore and/or effective sustainable drainage*

measures.'

- 7.4 The proposal sites are partly within flood zones 2 and 3 however the works proposed are minor in nature and relate to the fixtures and fittings of the building and the formation of low key ramps to the entrances only and will not materially change the function of the park structures or use of the park itself. The principle of the proposal in relation to flood risk is therefore acceptable and the proposal is policy compliant in this regard.
- 7.5 The principle of the development is therefore considered to be acceptable subject to the other detailed considerations set out below.

Design and Impact on the listed buildings, impact on the setting of the scheduled monument and impact on the character of the Conservation Area

- 7.6 In determining this application the Council has a statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention should be paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas.
- 7.7 The NPPF at paragraph 193 directs that '*great weight should be given to the asset's conservation*'. In relation to the impact of development on heritage assets paragraph 195 of the NPPF states where a proposed development will lead to '*substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or total loss...*' and paragraph 196 of the NPPF states '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*'
- 7.8 Policy DM5 seeks to protect the character and significance of the Borough's heritage assets including listed buildings, scheduled monuments and conservation areas.
- 7.9 The proposed works to the listed buildings are noted in section 2 above. These works are required for reasons of general maintenance, security and to improve access into the building to facilitate a park arts festival. The works include the replacement of some doors and some new metal internal shutters however where these are proposed the existing doors are modern and of no historic value and the proposed replacements have been designed with a robust military aesthetic and are compatible with the character of the historic buildings and generally considered to be an enhancement.
- 7.10 The proposal also includes some reinstatement works including the opening of existing blocked windows and doors as well as the removal of graffiti, repainting of the remaining doors and shutters and renewal of lime washed surfaces. Internally the application also includes a proposal for suspended floors within 3 of the buildings but these will sit on the existing floor structures and will not therefore result in the loss of historic fabric.

The most significant interventions is the supply of power from external temporary

7.11 portable batteries into the buildings via a small hole in the facades adjacent to the entrances but it is considered that the impact of this element on the historic structures will be minimal.

7.12 It is also proposed to install 4 access ramps to improve access to the buildings however these will be formed by re-grading the existing earth over a mesh reinforcement to slightly raise the land around the building entrances to provide a level threshold. These ramps will be finished with grass to blend in with the park surroundings.

7.13 Overall it is considered that the proposed works will not cause harm to the character and significance of the listed buildings. In fact in many instances the proposal will enhance the listed building through the repair of existing features and the replacement of modern interventions with more sympathetic and more robust designs. This will help to protect the historic buildings and facilitate their future use.

7.14 It is also considered that the repair and improve the security and aesthetics of the buildings will have a will have a positive impact on the setting of the adjacent scheduled monument and conservation area. The proposal is therefore also acceptable and policy compliant in this regard.

7.15 In terms of the additional works to facilitate the two additional temporary art works on the sea wall it is considered that these will improve visitor experiences of these places also make a positive contribution to the surrounding areas. These elements of the proposal are therefore also considered to be compatible with the character of the area.

7.16 The design, scale and form of the proposal is therefore acceptable and the proposal is policy compliant in respect of design, character and heritage matters.

Impact on Residential Amenity

7.17 Policy DM1 of the Development Management Document requires all development to respect neighbouring development and existing residential amenities "*having regard to privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.*"

7.18 No extensions are proposed to the listed buildings. The works identified in section 2 above are required for reasons of general maintenance, security and to improve access into the buildings to facilitate a park arts festival over a temporary period as part of the ongoing activities at the park.

7.19 The closest homes to the listed buildings are approximately 95m from the HQFB, 55m from the Powder Magazine and 155m from the experimental casements.

7.20 Given the separation distances to the neighbours and the nature of the proposed works it is considered that the proposal will not have a material impact on the amenities of residents in any regard. The proposal is therefore, acceptable and policy compliant in its impact on neighbour amenity.

Traffic and Transportation Issues

- 7.21 As noted above the proposed works are required for reasons of general maintenance, security and to improve access into the buildings as part of the ongoing activities at the park. It is envisaged that the buildings will be used in conjunction with the existing park facilities and that visitors will make linked trips.
- 7.22 The park has 2 dedicated car parks for visitors and there is another public car park within walking distance of the site. The park also has cycle parking and is located on the seafront cycle route and within walking distance of many homes. It is considered that the existing park car and cycle parking will be sufficient to serve visitors to the site. The Council's Highways Officer has not raised any objections to this proposal. It is therefore acceptable and policy compliant in its impact on traffic and transportation.

Ecology and Biodiversity

- 7.23 Policies KP2, CP4 and DM1 seek to protect the natural environment including designated nature sites. The western side of the park and the foreshore to the south have a number of nature designations, however, given the scale and location of the proposal, it is considered that the proposal will not have a material impact on the ecology of the park or the foreshore subject to a condition requiring that the earth used for the ramps is not imported but local to the park so as to prevent the accidental importation of invasive species. The impact of the proposal on ecology and biodiversity is therefore considered to be acceptable subject to this condition.

Community Infrastructure Levy (CIL)

- 7.24 This application is CIL liable. If the application had been recommended for approval, a CIL charge would have been payable. If an appeal is lodged and subsequently allowed, the CIL liability will be applied. Any revised application may also be CIL liable.

8 Conclusion

- 8.1 Having taken all material planning 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 proposal, including impact on the protected green space and flood risk are considered to be acceptable and the proposal would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site, the setting of the scheduled monument and the park and conservation area more widely. There would be no materially adverse traffic, parking or highways impacts caused by the proposed development. This application is therefore recommended for approval subject to conditions.

9 Recommendation

Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:

01 The development hereby permitted shall begin not later than three years from the date of this decision.

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 following approved plans 596-P01, 596-P04, 596-P05, 596-P06, 596-P07B, 596-P08B, 596-P09B, 596-P10A and 596-P11.

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

03 The design details and materials to be used for the alterations to the listed structures shall be as set out on plan references 596-P07B, 596-P08B and 596-P09B.

Reason: To safeguard the visual amenities of the listed buildings, the setting of the scheduled monument and the wider Shoebury Garrison Conservation Area. This is as set out in the National Planning Policy Framework (2019), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

04 The earth used to form the ramps to the powder magazines and heavy quick firing battery hereby approved shall be from the existing park and not imported from elsewhere.

Reason: To protect the ecology of the area and prevent invasive species being introduced to the site in accordance with National Planning Policy Framework (2019), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policy DM1 and advice contained within the Southend Design and Townscape Guide (2009).

Members are recommended to GRANT LISTED BUILDING CONSENT subject to the following conditions

01 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: Required to be imposed pursuant to Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

02 The development hereby permitted shall be carried out in accordance with the following approved plans 596-P01, 596-P04, 596-P05, 596-P06, 596-P07B, 596-P08B and 596-P09B.

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

03 The design details and materials to be used for the alterations to the listed structures shall be as set out on plan references 596-P07B, 596-P08B and 596-P09B.

Reason: To safeguard the visual amenities of the listed buildings, the setting of the scheduled monument and the wider Shoebury Garrison Conservation Area. This is as set out in the National Planning Policy Framework (2019), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

04 The removal of graffiti from the listed buildings shall be carried out in accordance with the advice contained within the publication 'Graffiti on historic buildings and monuments – methods of removal and prevention' by Historic England 1999.

Reason: To safeguard the visual amenities of the listed buildings, the setting of the scheduled monument and the wider Shoebury Garrison Conservation Area. This is as set out in the National Planning Policy Framework (2019), Core Strategy (2007) policies KP2 and CP4, Development Management Document (2015) policies DM1, DM3 and DM5 and advice contained within the Southend Design and Townscape Guide (2009).

Informatives:

01 You are advised that as the proposed extension(s) to your property equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about CIL

02 You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the borough.

In determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may 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. The detailed analysis is set out in a report on the application prepared by officers.