

**Report to:** PLANNING COMMITTEE  
**Date of Meeting:** 14 December 2017  
**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** **Underground Car Park, Carlisle Parade, Hastings**  
**Proposal:** **Redecoration of the car park with adjustments to the existing decoration as follows: 1) Concrete wall and ceiling surfaces to be painted white to replace existing cream colour 2) Old sea wall to have decorative coatings removed back to original natural stone. 3) Removal of timber used for gutter support.**  
**Application No:** **HS/LB/17/00721**

**Recommendation:** **Grant Listed Building Consent**

**Ward:** CASTLE  
**Conservation Area:** Yes - Hastings Town Centre  
**Listed Building:** No

**Applicant:** Hastings Borough Council Muriel Matters House  
Breeds Place Hastings TN34 3UY  
**Interest:** Tenant - Cert. B

**Existing Use:** Car Park

**Public Consultation**

**Site Notice:** Yes  
**Press Advertisement:** Yes - Affects a Listed Building  
**Letters of Objection:** 0  
**Petitions of Objection Received:** 0  
**Letters of Support:** 0  
**Petitions of Support Received:** 0  
**Neutral comments received** 0

**Application Status:** Not delegated -  
Application on Council owned land

## 1. Site and Surrounding Area

This application refers to the underground car park at Carlisle Parade, a Grade II listed building. The site is located beneath the A259 seafront road and is accessed underground from Carlisle Parade. The one-way access road slopes down from Robertson Terrace to the underground car park entrance and then back up to Robertson Terrace on the opposite side for exiting the car park.

This application relates to the underground car park at Carlisle Parade as stated above, the car park is owned by East Sussex County Council and leased to Hastings Borough Council (HBC) which has submitted this listed building application. In accordance with Part 8 of the Council Constitution, this application has to be decided by Members at a Planning Committee Meeting.

### Constraints

SSSI Impact Risk Zone  
ANA Archaeological Notification Area  
Flooding Groundwater  
Flood Zone 2 Environment Agency  
Flood Zone 3 Environment Agency

### Listing

*CARLISLE PARADE CAR PARK Underground Car Park including the subway, entrance ramps, sunken garden and three shelters, opened in 1931 as part of phase 1 of Hastings Promenade, built by Sidney Little, Borough Engineer.*

*An underground structure, approximately 300m long by 20m wide, beneath the slab of the promenade above, and between the Victorian sea wall and 1930s sea wall, creating car parking bays either side of a central access road, reached by ramped drives. It is formed of reinforced concrete haunched portal frames, where the internal columns are supported on piles, while the ends of the spans bear directly on the Victorian sea wall to the north and the 1930s sea wall to the south. The Victorian wall is constructed of mass concrete faced with coursed stone. The roof slab is of in-situ reinforced concrete and supports the main road carriageway and the sea front promenade. The floor slab of the car park is a suspended in-situ reinforced concrete slab with a concrete surface which has recently been covered with an asphalt wearing course. The entrance and exit ramps are located at mid-length of the car park with a third, now redundant ramp to the west.*

*Three decorative reinforced concrete shelters, which include timber seating, are located at street level and house ventilation shafts for the car park. Each has a curved splayed canopy with supporting stub columns and corner wing walls.*

*The parapet wall and balustrade at the main entrance, which flank the ramp and ornamental gardens, is constructed of decorative concrete 'panels' with shallow fluting detail and rendered brickwork 'piers'. The planting beds are retained by shallow concrete parapet walls, faced in stone. As would be expected the planting within the gardens has changed throughout its history, and is thus not of special interest, but overall the hard landscaping remains largely as built and contributes to the car park's interest.*

*A subway located at the east end of the car park, connects the town to the promenade under*

*the road. Its structure is the same as the car park but includes rendered blockwork walls with a false ceiling and tiled walls at the entrances.*

## **2. Proposed development**

This listed building application is seeking listed building consent for redecoration work of the car park, the proposed works comprise :

- Concrete wall and ceiling surfaces to be painted white instead of existing cream colour
- Old sea wall to have decorative coatings removed back to its original natural stone
- Removal of timber used as support for gutters.

The application is supported by the following documents:

- Carlisle Parade Car Park 2018 - Decoration Works Photo Schedules (November 2017)
- Stonehealth Ltd Report
- Design & Access Statement
- Heritage Statement

### **Relevant Planning History**

None relevant

### **National and Local Policies**

Hastings Local Plan – Planning Strategy (2014)

EN1 - Built and Historic Environment

Hastings Local Plan – Development Management Plan (2015)

HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets

Other Policies/Guidance

Planning (Listed Building and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

## **3. Consultations comments**

Conservation Officer - **No Objection - subject to conditions**

## **4. Representations**

None received

## 5. Determining Issues

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) the main consideration in determining a listed building consent is to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Whilst not directly applicable by law the NPPF and the Local Plan are material in this determination and the relevant policies are listed above.

### Heritage

The application proposes redecoration works of the Grade II listed building. The redecoration works include painting the concrete wall and ceiling surfaces white, the removal of the decorative coating to expose the original natural stone of the old sea wall and the removal of a redundant timber post used to support the gutters.

There will be no other works affecting the structure or internal layout of the historical asset.

The redecoration of the walls and ceilings with a white paint will improve the quality of the lighting and would adjust to the colour used throughout the area including the Pier underground car park and areas of the promenade towards the Pier.

It is noted that during the course of this application an amended decoration scheme was submitted. The amended paint scheme still includes the painting white of the concrete wall and ceiling surfaces. However, while in the previous scheme the colour of the columns were to match existing colours, the amended scheme proposes "Dove Grey" paint for some of the columns as shown within the "Decoration Works Photo Schedule" document supporting this application.

The removal of the decorative coating to expose the original natural stone, following the appropriate methodology, would enhance the appearance of the listed building and reinstate its unique character.

Details have been provided as to how the existing paint and decorative finishes are to be removed from the old sea wall (see Stone health Ltd Report). The Doff steam system, after a demonstrative test, has been identified as the adequate Method to be used for the removal of the existing layers of Acrylic paint. The Doff masonry cleaning system while removing the paint from the old sea wall stones will ensure that no damage is caused to the wall.

Finally, the removal of the timber, up until recently used as a gutter support, is also considered to be beneficial for the appearance of the building. The timber support is no longer in use and is not an original feature of the listed building. Its removal will positively contribute to the character of the heritage asset.

Overall, it is deemed that the application proposal will conserve and enhance the significance of the listed building.

The works, therefore, meet the requirements of the NPPF in relation to the need to preserve heritage assets. The works also meet the requirement of Policies EN1 and HN1 of Hastings Local Plan.

## **6. Conclusion**

The listed building application proposes to redecorate the car park at Carlisle Parade, a Grade II listed building. The works will include the painting of the internal wall and ceiling in white, the removal of decorative coating from the old sea wall and the removal of timber used for gutter support. The proposal is considered to positively maintain the listed building and is in accordance with both the relevant Policies of Hastings Local Plan the requirements of the NPPF.

These proposals comply with the development plan in accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

## **7. Recommendation**

Grant Listed Building Consent

**Grant Listed Building Consent subject to the following conditions:**

1. The work to which this consent relates shall be begun before the expiration of three years beginning with the date on which this consent is granted.
2. The works hereby permitted shall be carried out in accordance with the following approved plans:  
  
7105-01
3. Prior to commencement of development a detailed specification and method statement for the removal of existing paints and decorative coatings from walls, ceilings, and piers, including the method and materials to be used, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all works shall be completed in accordance with the approved details.
4. Prior to commencement of the development details of the paint to be used on concrete ceiling, wall and unpainted block work, including colour and manufacture, shall be submitted to and approved in writing by the Local Planning Authority. The paint shall be water-based and micro-porous.

### **Reasons:**

1. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure the architectural and historic character of this Grade 2 Listed Building is adequately protected.

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#### **Notes to the Applicant**

1. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

The reason for granting this consent is:

- 1 National Planning Policy Framework Section 12 applies. The works proposed will positively enhance the designated heritage asset.

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#### **Officer to Contact**

Mrs Rossella Gough, Telephone 01424 783267

#### **Background Papers**

Application No: HS/LB/17/00721 including all letters and documents