

**Report to:** PLANNING COMMITTEE  
**Date of Meeting:** 11 September 2019  
**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** Fishermens Museum, Rock-a-Nore Road,  
Hastings, TN34 3DW  
**Proposal:** Fixing of eyelets to the front elevation to  
stabilise a hanging sign with chains. (amended  
description)  
**Application No:** HS/LB/19/00519

**Recommendation:** Grant Listed Building Consent

Ward: OLD HASTINGS 2018  
Conservation Area: Yes - Old Town  
Listed Building: Grade II

Applicant: Hastings Borough Council 4th Floor Muriel Matters  
House Breeds Place Hastings TN34 3UY

**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 -  
Council application on Council owned land

**1. Site and surrounding area**

The Fishermen's Museum is a former chapel situated on Rock a Nore Road. It is in the immediate vicinity of the commercial fishing area of Hastings. Along with the unique net shops, the chapel building makes a valuable contribution to the setting and has a great historical significance in relation to the local fishing fleet.

Now used as a museum, it attracts many visitors to the town making a valuable contribution to the local tourism industry.

## Constraints

Grade II Listed Building

SSSI Impact Risk Zone

## Listing Details

ROCK-A-NORE ROAD (South Side) No 21, Hastings Fishermen's Museum

(Formerly listed as Fishermen's Museum, ROCK-A-NORE ROAD)

The listing states:

*"11 1854. Built as Fishermen's Church now a museum. Plain. Coursed stone, stuccoed south, east and west walls, exposed masonry on north wall with stuccoed quoins. Low-pitched slated roof with coped gable ends, east end with stone cross at apex and west end with bellcote. North and south walls have tall lancets, south wall with later lean-to vestry. East and west ends have tripartite lancets, taller at centre. Four-centred arch doorway at west end of north and south walls. No division between nave and chancel. Gallery across the west end."*

## **2. Proposed development**

The addition of a pair of black finished metal chains and eyelets with screw fixings fitted to main wall, with a further eyelet fitted to the end of the existing horizontal timber hanging sign support beam to stabilise and support the existing sign, which currently relies purely on the friction created by a simple socket support hole in the uncoursed rubble stone main front wall for its stability

The application is supported by the following documents:

Heritage Statement

### **Relevant planning history**

<b>Application No.</b>	HS/LB/89/00757
<b>Description</b>	BLOCKING UP OF EXISTING REDUNDANT DOORWAY TO SOUTH ELEVATION OF MUSEUM HALL, AND PROVISION OF GLAZED LIGHTS OVER.
<b>Decision</b>	on 07/08/91
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<b>Application No.</b>	HS/LB/97/00284
<b>Description</b>	INSTALL SECURITY GRILLES TO ALL WINDOWS EITHER INTERNALLY OR EXTERNALLY AND REINSTATE ROOF VENTS.
<b>Decision</b>	Listed Building Consent with Conditions on 09/10/97
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<b>Application No.</b>	HS/FA/00/00206
<b>Description</b>	ERECTION OF TWO STOREY EXTENSION (APPLICATION HS/LB/00/207 ALSO APPLIES)
<b>Decision</b>	Permission with conditions on 01/06/00
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<b>Application No.</b>	HS/LB/00/00207
<b>Description</b>	ERECTION OF TWO STOREY EXTENSION (APPLICATION HS/FA/00/206 ALSO APPLIES)
<b>Decision</b>	Listed Building Consent with Conditions on 01/06/00

<b>Application No.</b>	HS/FA/00/00566
<b>Description</b>	ERECTION OF SINGLE STOREY EXTENSION (APPLICATION HS/LB/00/571 ALSO APPLIES)
<b>Decision</b>	Permission with conditions on 02/11/00
<b>Application No.</b>	HS/LB/00/00571
<b>Description</b>	ERECTION OF SINGLE STOREY EXTENSION (APPLICATION HS/FA/00/566 ALSO APPLIES)
<b>Decision</b>	Listed Building Consent with Conditions on 02/11/00
<b>Application No.</b>	HS/LB/12/00493
<b>Description</b>	Wooden notice board (1m x1m) adjacent to main door .
<b>Decision</b>	Listed Building Consent with Conditions on 06/12/12
<b>Application No.</b>	HS/FA/91/00224
<b>Description</b>	TIMBER VIEWING PLATFORM FOR PUBLIC USE ADJOINING THE FISHING VESSEL "EDWARD AND MARY"
<b>Decision</b>	Permission with conditions on 30/05/91
<b>Application No.</b>	HS/FA/07/01016
<b>Description</b>	Locate all historic fishing boats belonging to the museum onto the area immediately adjacent to the museum
<b>Decision</b>	Permission with conditions on 04/02/08

### **National and local policies**

#### Hastings Local Plan – Planning Strategy 2014

Policy FA4 - Strategic Policy for Eastern Area

Policy FA5 - Strategic Policy for The Seafront

Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way

Policy EN1 - Built and Historic Environment

#### Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering planning applications

Policy DM1 - Design Principles

Policy DM3 - General Amenity

HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

#### National Planning Policy Framework (NPPF)

Paragraph 11 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 9 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
  - \* Layout
  - \* Architecture
  - \* Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
  - \* Building types
  - \* Materials
  - \* Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

Paragraph 193 states: 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states: Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 196 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.

### **3. Consultation comments**

Conservation Officer – The Grade II listed Victorian church building was formerly the Fishermen’s Church, but is now a Fishermen’s Museum. It is a relatively small-scale building, tucked in at the back of the fishing beach, and fronting onto Rock-A-Nore Road.

The proposals are for the fixing of a couple of new metal eyelets into the North wall of the church, immediately above the main entrance door. The function of the eyelets is to provide a fixing point for new metal restraining chains that in turn will help to stabilise the timber beam that projects just above the door. The museum hanging sign is attached to this timber beam.

The north wall of the chapel is constructed of exposed sandstone masonry. The masonry is roughly coursed, though there is some variation in the size of the stones. The metal eyelets will be fixed into this stone wall. It is generally preferable to fix into the mortar joints rather than into the stones themselves, so as to avoid the risk of cracking the stones.

The works are very minor in nature and should cause no harm to the significance of the listed building. The works comply with the requirements of the NPPF in respect of the need to conserve heritage assets. The works also comply with adopted local plan policies EN1 and HN1.

**Recommendation:** No objection.

### **4. Representations**

In respect of this application a site notice was displayed outside the entrance to the museum and an advert placed in the local paper. No responses were received.

### **5. Determining issues**

The main issue for consideration is whether the addition of the chains will be detrimental to the character and significance of this Grade II Listed Building.

## a) Heritage

As the Conservation Officer has detailed above in the consultation comments, the building is constructed of sandstone and is roughly coursed. The elevation is to the north which largely protects it from the harsh marine environment. Nevertheless, sandstone is prone to cracking and the insertion of the metal eyelets could cause initial cracking or cracking at a later date following corrosion and expansion of the eyelets. To mitigate this risk conditions will be imposed to place the eyelets in a mortar line and that the eyelets should be of stainless steel.

However the introduction of the eyelets will assist in the remounting of the hanging sign for the museum which is in the interests of the building to promote on going viable use and in the interests of local tourism.

## 6. Conclusion

The proposal satisfies the criteria under policy HN1 of the Hastings Development Management Plan (2015) with regard to materials, finishes and understanding the significance of the building.

It also satisfies paragraph 196 of the NPPF as the less than substantial harm caused is mitigated by promoting the continued viable use of the building that is in the public interest in terms of contributing to the local tourism industry.

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 subject to the following conditions:**

1. The works hereby permitted shall be carried out in accordance with the following approved plans:  
  
FM/S/2019/01A
2. 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.
3. The new eyelets shall be fixed into the mortar joints between the stones, rather than into the stones themselves.
4. The new eyelets and chains shall be made from stainless steel and painted black, unless otherwise agreed in writing with the Local Planning Authority.

**Reasons:**

1. For the avoidance of doubt and in the interests of proper planning.
2. This condition is imposed in accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. To ensure the character and appearance of a Grade II listed building is preserved.
4. To ensure the character and appearance of a Grade II listed building is preserved.

**Notes to the Applicant**

1. 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 paragraph 38 of the National Planning Policy Framework.
2. Failure to comply with any condition imposed on this consent may result in enforcement action without further warning.

The reason for granting this consent is:

National Planning Policy Framework Section 12 applies. The works proposed will not harm the designated heritage asset.

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**Officer to Contact**

Mr Simon Richard, Telephone 01424 783320

**Background Papers**

Application No: HS/LB/19/00519 including all letters and documents