

**From:** [REDACTED]  
**Sent:** Tue, 5 Mar 2019 12:14:23 +0000  
**To:** [REDACTED]  
**Subject:** RE: RE: Hastings Pier - HS/FA/18/900

That's great

I would amend the condition then to remove details of fixing to be submitted as we now have an answer to this.

You can advise committee of the amended condition at the update

Thanks [REDACTED]

**From:** [REDACTED]  
**Sent:** 05 March 2019 12:09  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: RE: Hastings Pier - HS/FA/18/900

**From:** [REDACTED]  
**Sent:** 05 March 2019 12:08  
**To:** [REDACTED]  
**Subject:** Re: RE: Hastings Pier - HS/FA/18/900

Hi [REDACTED]

Many thanks for your email.

The cabins are free standing and do not require any form of fixture hence they will only be temporary for a period of up to 5 years.

Hope this is of assistance.

Kind regards,

[REDACTED]

[REDACTED]

On 05/03/2019, 11:58 [REDACTED] wrote:

Hello [REDACTED]

Please can you advise me whether the current shed on the Pier is fixed to the ground? It's becoming quite important to determine whether this is a permanent or temporary structure.

I look forward to hearing from you as a matter of urgency

Regards

[REDACTED]

**From:** [REDACTED]  
**Sent:** 15 February 2019 12:18  
**To:** [REDACTED]  
**Subject:** Re: Hastings Pier - HS/FA/18/900

Dear [REDACTED]

Many thanks for your email.

From memory we have (when open) three waste collections per week, Monday's would be the glass bottle collection, Tuesday's cardboard and Wednesday's general waste.

Currently on the pier we have 11 litter bins.

However I am back on site this afternoon so can double check for you.

Kindest regards,

[REDACTED]

On 15/02/2019, 10:42 [REDACTED] wrote:

Dear [REDACTED]

I am just finalising the committee report, but urgently need clarification on how and when waste is collected generally from the Pier, and confirmation as to whether there are any litter bins on it?

Kind regards

[REDACTED]

Development Management

Hastings Borough Council

[REDACTED]

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08 July 2019 15:19  
**To:** [REDACTED]  
**Cc:**  
**Subject:** FW: Hastings Pier - amended listing and conservation management plan - advice requested

Hello [REDACTED]

[REDACTED] has asked me to send this email to you as part of the response to the FOI on Hastings Pier.

Regards,

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 03 April 2019 13:50  
**To:** [REDACTED]  
**Subject:** RE: Hastings Pier - amended listing and conservation management plan - advice requested

[REDACTED]

Many thanks for your email providing updates on Hastings Pier. I have tried to answer each question individually below, but please get back to me if I have missed anything. This is advice to you as the decision maker but ultimately it is your decision as to what permissions are required. Additionally as the structure is grade II listed we are not a statutory consultee, however we are happy to be asked about advice to your Council as a special request. We aim to get to the position whereby your Council is able to deal with routine matters without our involvement.

**Application for conversion of visitor centre to a family entertainment centre (amusement arcade)**

We agree that the significance in the pier lies primarily in the historic cast iron sub-structure and screw piles beneath the pier deck, as well as the remaining Edwardian pavilion.

In our view it is not the intention of the listing to designate the recently built visitor centre by dRMM.

Does the recently built visitor centre contribute to the special architectural or historic interest of the pier as a listed structure?

In our view the visitor centre does not contribute to the special architectural or historic interest of the pier as a listed structure.

Do the new structures form part of the special interest of the pier as a listed building?

In our view the new structures, post 2016 do not currently contribute to the special architectural or historic interest of the pier.

Is listed building consent required for internal or external changes to the modern visitor centre?

As you know the test as to whether listed building consent is required, is if works of demolition, alteration or extension would affect the special architectural or historic interest. Therefore if any of the proposals do affect the special interest of the pier, the substructure and Edwardian pavilion, then listed building consent would be required. I note the construction of the cross-laminated visitor centre re-used timber that survived from the pier fire, I would suggest that any potential changes to this therefore would need to be understood and managed.

We would advise that listed building consent is required to change the external appearance if the proposals affect the special interest of the pier.

The final decision must be by your Council but we agree with your conclusion that changes to the use of and external appearance of the new visitor centre would appear to require planning permission.

### Conservation Management Plan (CMP)

Historic England would welcome being involved in the undertaking of a CMP and would like to be a partner to the agreement. I would be able to provide you with copies of other CMP's we have been involved with to inform the structure of the document. It would be me (whilst [REDACTED] leave) that would be the main contact for this project. A Conservation Strategy exists for Eastbourne Pier (in the same ownership).

Please feel free to contact me should you have any further queries.

Kind regards,

[REDACTED]



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**From:** [REDACTED]

**Sent:** 19 March 2019 15:04

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Hastings Pier - amended listing and conservation management plan - advice requested

Hello [REDACTED]

I wanted to let you know that the recent applications for the 5 temporary sheds on Hastings Pier were approved at March Planning Committee. Thank you for your comments and advice on these applications.

I've now got a couple of queries for you regarding Hastings Pier and how we deal with applications for new development into the future. As you are aware, all development on the pier is subject to much public scrutiny, and we want to make sure that we deal with all proposals in a fair and balanced way, and in line with sound conservation principles. The areas where I am seeking advice from Historic England are as follows :

#### **Change to the listing for Hastings Pier (minor amendment)**

We have recently received information from Historic England to say that the listing for Hastings Pier has been subject to a minor amendment.

The list entry has been enhanced with additional information, particularly regarding the most recent new building on the pier, the visitor centre, by the architects dRMM. To view the full updated description please see the following link to the National Heritage List: <https://historicengland.org.uk/listing/the-list/list-entry/1192411>

We now have a planning application for a change of use from a visitor centre to a family entertainment centre (amusement arcade) for the new dRMM building. Although we are not expecting any Historic England advice regarding the acceptability of the current proposals, it would be helpful to have some guidance regarding whether the recent minor amendment to the listing changes the way that the Council needs to deal with future applications for the pier.

Our understanding is that the significance in the pier lies primarily in the historic interest of the cast iron sub-structure and screw piles beneath the pier deck, which have high significance. The reinstated timber deck and remaining Edwardian pavilion are both considered to have moderate significance. In our view, the recently built visitor centre by dRMM, though an outstanding piece of modern architecture, does not contribute the special architectural or historic interest of the pier as a listed building. I would be grateful to know if this is also your understanding of the current situation ?

The amended list description now includes a commentary on the more recent restoration works to the pier and the construction of the new building by dRMM architects. However, this seems to me to be a factual enhancement only, with no indication given that any of the new structures form part of the special interest of the pier as a listed building. Is this interpretation correct ?

### **The need for listed building consent for changes to the new visitor building**

If the visitor centre does not contribute to the special interest of the pier, and to its reason for listing, then the question arises as to whether listed building consent would be required to make internal or external changes to it.

We normally take the view that if listed building consent was required to construct the new building, which it was in the case of the visitor centre, then we would normally seek further listed building consents for any subsequent changes to it. However, if the works would not affect the special architectural or historic interest of the listed pier, then under the Planning (LB&CA) Act 1990, there would be grounds for not seeking a formal listed building consent application for some minor works to this building.

Under the current application for the conversion of the building to an amusement arcade, it is likely that significant amounts of additional trunking to the building interior would be required to service the various gaming machines. I am currently of the view that these internal works to the modern visitor centre are unlikely to affect the special interest of the pier as a listed building, and so we should not be seeking a listed building consent application. Your advice regarding this point would be much appreciated.

I am also of the view that as we required listed building consent to erect the new visitor centre, then I would probably seek an application for LBC to change the external appearance, if those works could potentially impact on the special interest of the listed building. Certainly, if any works are proposed to the new building that involve fixing into the deck of the pier, then consent would clearly be required. Again, your advice regarding this matter would be welcome.

Whatever we decide regarding these issues, changes to the external appearance of the new visitor building would continue to be controlled through the need for planning permission.

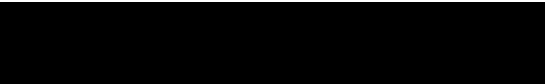

### **Conservation Management Plan (CMP)**

Finally, I am pleased to inform you that the [REDACTED] seems to have agreed to enter into discussions with the Council regarding the development of a conservation management plan for Hastings Pier. One of the members of the planning committee pinned [REDACTED] down about this, during the debate on his recent applications, and he seemed to agree to the proposal. We want to take advantage of

this and move this work forward with him. It would be helpful to know whether Historic England would like to be a partner to the agreement. From our point of view, we would very much welcome your input to develop a statement of significance for the pier, and to develop a structure to help guide appropriate future developments. I would be grateful if you could please confirm whether Historic England would like to be part of these discussions to develop a conservation management plan, and who from your organisation should be the main contact for this project.

I look forward to receiving your comments. For information, we are expecting the current planning application for the conversion of the visitor centre to an amusement arcade to go to planning committee on 1 May, so a reply by mid-April would be most helpful, so that we can consider your advice in framing the committee report.

Regards,

  
Development Management  
Hastings Borough Council  
Muriel Matters House, Breeds Place, Hastings, East Sussex, TN34 3UY  
  
[hastings.gov.uk](http://hastings.gov.uk)

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