



Delegated Report

Listed Building Consent

Planning Application No: 20211253

Location: The Mission House 19 Royal Pier Road Gravesend Kent

Description: Application for Listed Building Consent for conversion (part retrospective) from single dwelling (C3) to office (Eg(i) to include internal alterations including replacement of two doors, addition of fire-resistant glass to be fitted over stained glass windows above partition door in hallway, addition of new doors and replacement of a skylight (hatch) with automatic opening vent.

Applicant: Mr Chia Shamsaddini, Clarence Wealth Management

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Site Location & Existing and Proposed Block Plan 01;
- Existing Floor Plans 02;
- Existing Roof Plan 03;
- Proposed Floor Plans 04;
- Proposed Roof Plan 05;
- Detailed Fire Strategy Report, version 3, issued 22.09.2021;
- Heritage, Design, Access and Planning Statement, by Graham Simpkin Planning ,ref JB/3337, dated September 2021
- Images of Elevations: 19 Royal Pier Road.

Relevant Planning History

20211252 Application for conversion (part retrospective) from single dwelling (C3) to office (Eg(i) to include internal alterations including replacement of two doors, addition of fire-resistant pyro glass to be fitted over stained glass windows above partition door in hallway, addition of new doors and replacement of a skylight (hatch) with automatic opening vent, **Pending Consideration**

19830326 Application for Listed Building Consent for alterations and repairs to the existing elevations replacement of part of the existing slate roof with a flat roof and internal alterations in connection with the use of the building as a single family dwelling, Approved 20.07.1983

19820178 Application for Listed Building Consent for the demolition and rebuilding of part of the front wall the demolition and rebuilding of the existing single storey extension on the east side of the building and elevational alterations, Approved 17.06.1982

19820179 Revised application for alterations and extensions involving the demolition of the existing single storey extension on the east side and its replacement by a new single storey extension having two bedrooms and a bathroom at ground floor level with a roof, Approved 30.04.1982

19800401 Alterations and extensions including demolition and rebuilding of part of the front wall and demolition of the existing single storey extension on the east side and replacement by garage and bathroom extension with roof terrace over, Approved 28.07.1980

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development;
- CS02 – Scale & Distribution of Development;
- CS05 – Gravesend Town Centre Opportunity Area
- CS07 – Economy, Employment and Skills;
- CS11 – Transport;
- CS14 – Housing Type and Size
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- P5 – Change of Use of Buildings and Vehicle Parking Standards
- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works 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.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (February 2021)

- Section 2 – Achieving sustainable development;
- Section 5 – Delivering a sufficient supply of homes;
- Section 6 – Building a strong, competitive economy;
- Section 7 – Ensuring the vitality of towns;
- Section 9 – Promoting sustainable transport;
- Section 11 – Making Effective Use of Land;
- Section 12 – Achieving well-designed places;
- Section 15 – Conserving and enhancing the natural environment;
- Section 16 – Conserving and enhancing the historic environment.

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

- Gravesend Riverside Conservation Area Character Appraisal (2016)
- Management Plan – Gravesend Town Centre Conservation Areas

Consultations, Publicity and Representations

Consultees

Site and press notices. Overall consultation expiry date was 26 November 2021 – no responses received.

Officer's Analysis

Impact on Grade II Listed Building

The application site is within the Gravesend Riverside Conservation Area and the application(s) at the site seeks to i) change the use of the building from residential to office use and ii) internal alterations in line with the submitted fire strategy. In terms of the change of use of the building, this has been addressed in the associated planning application (ref 20211252), but in terms of the impact to the heritage asset as a listed building, it not considered the proposed change of use will have detrimental impact to the character of the the grade II listed building.

In terms of the internal alterations to the building, Historic England description listing states;

'2. This adjoins St Andrew's Waterside Chapel. C18. 3 storeys stock brick. Parapet with cemented eaves cornice. 2 cambered sashes with glazing bars intact. Some blanks. The ground floor has a left side doorcase with cambered fanlight and a 1 storey right side extension.'

In terms of the proposed changes to the listed building, the only external changes are to the replacement skylight with automatic vent which is not visible from the public highway. The alterations are, therefore, primarily internal which mainly to replace/install fire resistant doors, fire resistant glass fitted over stain glass windows above partition for in hallway.

No adverse comments have been received from GBC Conservation Officer or KCC Heritage Officer.

On that basis it is considered the amendments are appropriate and proposal complies with Policies CS19 and CS20 of the Core Strategy and saved Policies TC2 of the Local Plan First Review.

Conclusion & Recommendation

Approval, subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	23rd December 2021	Dated:	30th December 2021