

Penfold Project Services

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PLANNING STATEMENT

THE OLD PRINCE OF ORANGE P.H.,
1 OLD ROAD EAST,
GRAVESEND,
KENT,
DA12 1NJ

RETENTION AND RELOCATION OF KIOSK FOR
THE SALE OF SHELL FISH

02 OCTOBER 2023

BACKGROUND

The Old Prince of Orange is a public house located at the crossroads forming the junction of Singlewell Road, Windmill Street, Old Road West and Old Road East.

The building is of a mock Tudor (also known as Brewer's Tudor) design comprising of facing brickwork lower facades and timber/render upper facades emulating a Tudor timber framed building.

The public house has a paved area to the front used as an outside drinking area and car park at the rear adjacent to the rear of the properties in Leith Park Road.

Whilst evidence of a public house can be traced back to c1633 the older property was demolished and the current building erected in 1933



THE OLD PRINCE OF PRANGE c1900



THE OLD PRINCE OF PRANGE 2023

After a period of closure of three months the new management team re-opened the pub in June 2023 following a full refurbishment both internally and externally to create a friendly community pub.

PROPOSALS

The current licensee is looking to expand their offer to local residents and customers by the introduction of a shell fish stall. It is understood that during preliminary discussions local residents have shown considerable interest in having such a facility.

A kiosk with decorative features mirroring the architectural features of the pub has been purchased and is currently located within the front garden area, but following discussions and advice from Gravesham Borough Council is to be relocated to the right-hand side of the entrance steps fronting Old Road East as indicated on the proposed plans.

The kiosk was first installed on 11th August 2023, but following the above advice, it has not been in operation at any time since it's installation.

This area is currently used as car parking for staff but with the relocation of the kiosk will be chained off with staff parking cars in the rear car park.

There had been thoughts to locate the kiosk within the rear car park but previous applications for a car wash in this area had caused great concerns for the loss of amenity and privacy to the properties in Leith Park Road and planning applications were refused. It was therefore agreed within the discussions with Gravesham Borough Council that the preferred location would be at the front of the site as currently being proposed

The shell fish stall will open initially between 10.00 am and 4.00pm on Saturday and Sunday and will be operated by staff from the pub.

CONCLUSION

The introduction of the shell fish stall will be an added benefit to the local community. Its proposed location will have no major impact on neighbouring or the pub's amenities.

This application should therefore be viewed favourably and Planning Consent granted



KIOSK – FRONT ELEVATION



KIOSK – SIDE ELEVATION



KIOSK – REAR ELEVATION



KIOSK – SIDE/REAR ELEVATION



PROSED NEW LOCATION OF KIOSK