

Delegated Report

Listed Building Consent Application

Planning Application No: 20260064

Location: 196 Parrock Street Gravesend Kent DA12 1EW

Description: Application for Listed Building Consent; Erection of a wall and railings to front of building.

Applicant: Mr Donald Holden

Site Visit Date: 16th February 2026

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Block Plan;
Drawing No. PSH 002 Rev 0 – Front Elevation Existing;
Drawing No. PSH 003 Rev A – Front Elevation Proposed;
Drawing No. PSH 012 Rev 0 – 196 & 197 Parrock Street Ground Floor Plans Existing and Proposed;
Drawing No. PSH 030 Rev B – 196 & 197 Parrock Street Front Wall & Railings;
Drawing No. PSH 031 Rev 0 – Rail Head Detail;
Covering Letter;
Planning Design and Access Statement; and
Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260065	Application for a non-material amendment to planning permission reference number 20230794 to allow amendment to layout of front boundary wall and railings.	Approval of Non-Material Amendment	16.02.2026
20240906	Application for Listed Building consent for the conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.	Permitted	07.02.2025
20240902	Application for a non-material amendment to planning permission reference number 20230794 to allow the creation of a new doorway and blocking off an existing doorway.	Approval of Non-Material Amendment	06.02.2025
20230795	Application for Listed Building consent for the conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.	Permitted	29.09.2023
20230794	Conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.	Permitted	29.09.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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 which 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 (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- King Street Conservation Area Character Appraisal

Consultations, Publicity and Representations

Consultees

Conservation Officer

No comments received.



Ward Councillors

No comments received.

Neighbouring properties & Publicity

The application was advertised by a press notice and the displaying of a site notice with an overall expiry date of 13th March 2026. No comments have been received.

Officer's Analysis

The application site consists of a three storey building situated on the western side of Parrock Street and sits opposite Saint John's Roman Catholic Church. The building has planning permission for the 'Conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation' (Planning App. Ref. 20230794) which was approved in September 2023.

The building is grade II listed and located in the King Street Conservation Area.

The proposal is for listed building consent for the erection of a wall and railings to front of building.

The principal consideration in the assessment of this application is whether the proposal would protect the setting of this grade II listed building and preserve or enhance the character and appearance of the King Street Conservation Area.

The original permission showed a boundary wall and railings to the front of the building which only extended across the window. This current application seeks Listed Building Consent to allow for the boundary wall and railings (including access gate) to extend across the full frontage, as shown in the following drawings:

Approved Drawing (20230794);

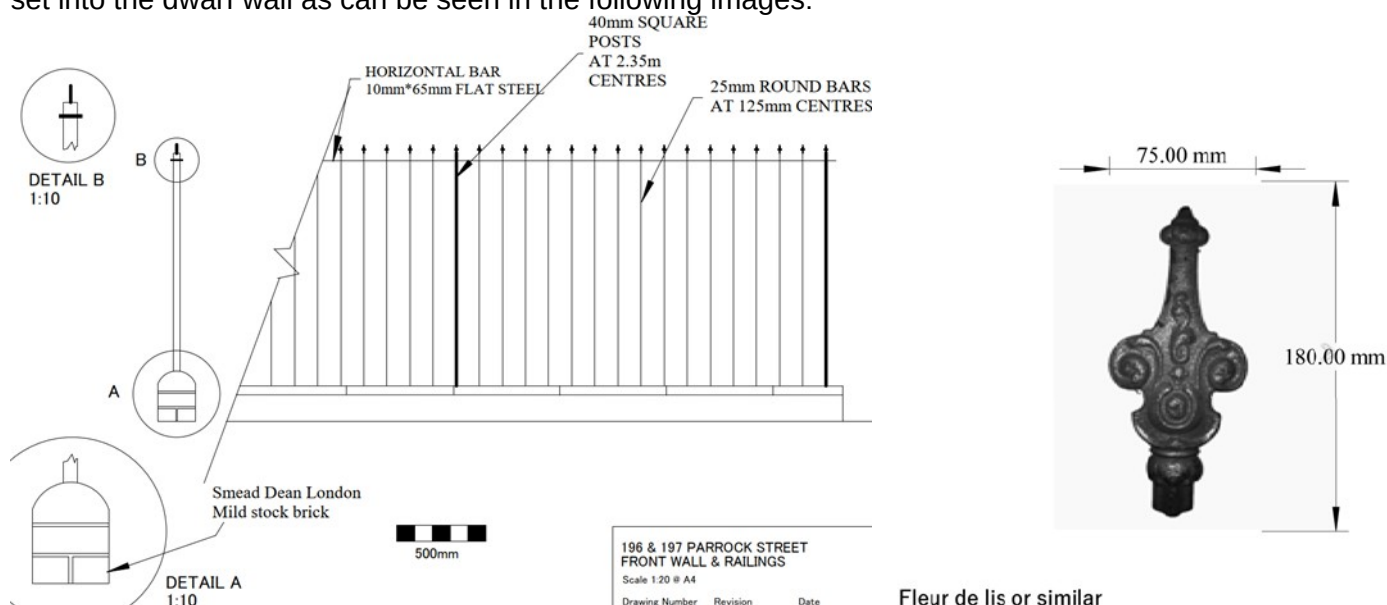


Current Proposed Amended Drawing:



The proposed amendments do not involve any external alterations to the building and are minimal in their amendments to the original permission/proposal and listed building consent and would therefore have no impact on the character of the area or any significant impact on the already approved design.

The proposed front boundary wall and railings are considered acceptable as they are an extension to what has already been approved. They are of traditional design and materials with the railings to be individually set into the dwarf wall as can be seen in the following images:



It is considered that the amendment to the existing Listed Building Consent to extend the railings across the full frontage would respect and enhance the setting of this grade II listed building and the character and appearance of the King Street Conservation Area. As such the proposal is compliant with Policies CS19 & CS20 (LPCS) and saved Policies TC2 & TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would respect and enhance the setting of this grade II listed building and the character and appearance of the King Street Conservation Area and is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	16 th March 2026	Dated:	16th March 2026