

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690

e-mail: apenfold448@btinternet.com

HERITAGE & PLANNING STATEMENT

25 & 26 MILTON ROAD,
GRAVESEND, KENT, DA12 2RF

CONVERSION AND CHANGE OF USE OF
FIRST FLOOR FROM E(b) (Sale of food and
drink for consumption (mostly) on the
premises) TO C3 USE (Dwelling Houses)
TO PROVIDE 2 RESIDENTIAL UNITS
COMPRISING ONE 1 BEDROOM FLAT AND
ONE 2 BEDROOM FLAT

1.0 Site Location

25 & 26 Milton Road is located to the east of the town centre not far from the clock tower.

The site is located within the Milton Place Conservation Area and an Air Quality Management Area

25 & 26 Milton Road has operated as a restaurant on the ground floor for many years.

The building currently consists of a restaurant on the ground floor, a restaurant seating area on the first floor and residential accommodation of the second floor.

The restaurant seating area on the first floor has not operated for a number of years.

2.0 Heritage Context

Although the site is within of the Milton Place Conservation Area the building is not of a great age probably built as part of the redevelopment of this part of Gravesend in the 1950's or 1960's.

It is one of a range of shop units built between what was the British Tar Public House (now T.J.'s) and Bentley Street.

3.0 Planning History

The site has over the years been subject of a number of planning applications.

- Conversion and change of use of first floor from A3 (restaurant) to C3 use (dwelling houses) to provide 2 residential units comprising one 1-bedroom flat and one 2-bedroom flat.

Ref. No: 20190782 | Status: Application Withdrawn

- REVISED PLAN Conversion and change of use of first floor from A3 (restaurant) to C3 use (dwelling houses) to provide 2 residential units comprising one 1-bedroom flat and one 2-bedroom flat.

Ref. No: 20200702 | Status: Application Permitted

- Application to determine if prior approval is required for a proposed: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA.

Ref. No: 20240999 | Status: Refused

- Application for variation of condition 4 of planning application reference number GR/1998/17 to allow the restaurant to extend its hours of opening.

Ref. No: 20070261 | Status: Application Refused

- Application for variation of condition 4 of planning permission reference number 19980017 for erection of a three storey building to form restaurant; to allow the restaurant to extend its opening hours from 07.00 am until 02.00am every day of the week including Sundays and Bank Holidays.

Ref. No: 20100159 | Status: Granted Temporary Permission

- Application for the variation of condition 4 relating to planning permission reference number GR/1998/17???

Ref. No: 20100264 | Status: Application Withdrawn

- Installation of three roof lights in front roof slope.

Ref. No: 20120959 | Status: Application Permitted

- Erection of three storey building to form a restaurant with ancillary takeaway facilities at ground floor with two one bedroomed self-contained flats at first and second floor levels.

Ref. No: 19930709 | Status: Application Permitted

- Erection of a three storey building to form restaurant at ground floor level with cooking and preparation area in the basement, offices and staffroom at first floor level and a self-contained flat at second floor level.

Ref. No: 19980017 | Status: Application Permitted

- Erection of first floor rear extension to provide wc accommodation for restaurant.

Ref. No: 20060398 | Status: Application Permitted

- Erection of a conservatory at first floor level at the rear.

Ref. No: 20040282 | Status: Application Permitted

- Erection of a conservatory at first floor level at the rear.

Ref. No: 20021018 | Status: Application Refused

- Display of two internally illuminated double sided projecting signs at first floor level.

Ref. No: 20031092 | Status: Application Refused

- Use of the first floor as seating area ancillary to the ground floor restaurant; retention of the 3 no. dormer windows in the rear roof slope; conversion of the roof space into a store; erection of an external fire escape staircase at the rear from first floor level and installation of new shopfront to the partially constructed building previously permitted under planning permission ref. no. GR/98/17.

Ref. No: 20000513 | Status: Application Permitted

- Application for variation of condition 4 of planning permission reference number GR/1998/17 to allow the restaurant to extend it's hours of opening, to operate between 07.00 hours until 02.00 hours the following morning, every day including Sundays and Bank Holidays.

Ref. No: 20050974 | Status: Application Permitted

- Display of an internally illuminated fascia sign

Ref. No: 19830807 | Status: Consent for Advert

- Installation of new shop front

Ref. No: 19830358 | Status: Application Permitted

- Elevational alterations to a retail shop front

Ref. No: 19780692 | Status: Application Permitted

3.0 Design Proposal

3.1 Accommodation

Two self-contained flats will be created.

The flat to the front of the property consisting of a Lounge/Dining/Kitchen area, one double bedroom, a bathroom and a store

The flat to the rear of the property consisting of a Lounge/Dining/Kitchen area, one double bedroom, one single bedroom, a bathroom and a store.

Both units have been designed in accordance with the National Described Space Standards

3.1 Access

Access to both flats will be via the existing staircase leading from the entrance from Milton Road.

3.2 Ventilation

The property is within the Air Quality Management Area the services of Walker Bower have therefore been employed to design a suitable Heat Recovery Ventilation System for each flat which will mitigate the need for any openable windows. All windows will be fixed shut.

The Walker Bower design details are included with this application.

3.3 Sound

New partitions, floors, etc will be constructed to comply with Part E of the Building Regulations.

4.0 Heritage Impact Assessment

There are no alterations to the external appearance of the building and therefore will have no impact on the Heritage values of the area.



FRONT ELEVATION