

Delegated Report

Planning Application No: 20210380

Location: K Johnson Bookmakers 24 The Hill Northfleet Gravesend

Description: Application for the removal condition 3 attached to Listed Building Consent 20201227 for Application for Listed Building Consent for the proposed change of use from a betting office (sui generis) on ground floor to E(g) (i) office use and retention of residential unit on first floor as no partitions are to be installed.

Applicant: Mr Clive Pyzer, Monitor Services Ltd

Site Visit Date: 19 November

Submitted Documents/Plans

- Application form;
- Site Location Plan;
- Design & Access Statement; and
- Heritage Impact Assessment.
- Drawing no. 01 – Plans & Elevations As Existing; and
- Drawing no. 02- Plans & Elevations As Proposed.

Relevant Planning History

20201227	**REVISED DESCRIPTION** Application for Listed Building Consent for the proposed change of use from a betting office (sui generis) on ground floor to E(g) (i) office use and retention of residential unit on first floor.	Permitted	29.01.2021
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Development Plan

Gravesham Local Plan Core Strategy (September 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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- The Hill, Northfleet Conservation Area Character Appraisal (2009)
- Management Plan Northfleet Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

KCC Heritage

The subject building is Grade II listed. From the information submitted I cannot see that the proposals would have a significant physical impact on the archaeological interest of the building and therefore I have no further comments to make on archaeological matters.

Neighbouring properties

10 surrounding properties were consulted plus site and press notices with an overall consultation expiry date of 10 December – no responses received.

Officer's Analysis

In planning permission and listed building consent ref's 20201226 and 20201227 permission was given for a number of internal partitions to be erected in the main room at ground floor to enable a reception and individual offices to be created. No detail had been submitted of the walls or how they would be affixed to the existing walls so condition was attached to the listed building consent requesting details. Condition 3 is as follows:

3. *Before the development hereby permitted commences, scale drawings at a scale of 1:10 with details at a scale of 1:2 or full size as appropriate to show the appearance, materials and method of attachment/fixing of the new internal walls shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the offices first coming into use.*

Reason *In order to protect the architectural and historic interest of this grade II listed building and The Hill Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC3 of the Gravesham Local Plan First Review (1994).*

The applicant no longer wishes to install the partitions as they now wish to just have the main room as one large open office and as such they state the condition is no longer relevant and want it removed. Existing

and proposed floor plans have been submitted showing the existing main room as it is i.e. – one large room and the proposed floor plan shows exactly the same as existing with no partitions proposed.

The fact the partitions were to be installed was not considered to be a significant issue in terms of the character of the listed building given that they were to be partitions, not masonry walls, and through condition it could have been ensured that they would be lightweight reversible alterations. The fact the partitions are no longer proposed however, is welcome as it would be preferable to have the existing room remaining open as it is. There is therefore no objection to the proposal to not install the partitions and as such the removal of the condition which requires details of the partitions can therefore be removed.

Of the original conditions:

- Condition 1 (Standard time limit) – still applicable
- Condition 2 – (Approved plans) – altered to reflect new plans
- Condition 3 – (Details of partitions) - Will not be applied
- Condition 4 – No screening behind shopfront) - Still relevant and will become condition no. 3

Conclusion & Recommendation

The proposed internal partitions are no longer proposed which is considered acceptable as the architectural and historic interest of this listed building would still be protected. As the partitions are no longer proposed it is acceptable that the condition which required further details of them is removed.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	23rd December 2021	Dated:	23 December 2021