

25/01/2024

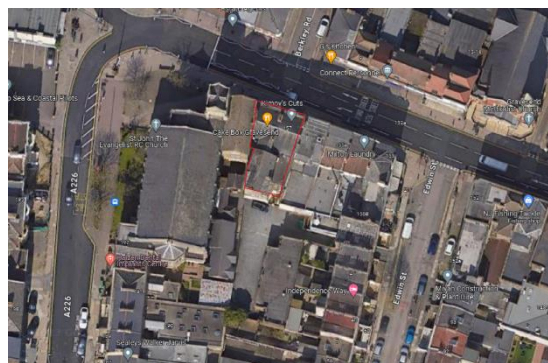
Dear Sirs/Madam,

157-158 Milton Road Gravesend Kent- Conversion of the property from a vacant restaurant to 1x1 bed flats and 3x2 bed flats.

This covering letter is prepared by Gill Sterling for Mr. Singh for the Conversion of the property from a vacant restaurant to 1x1 bed flats and 3x2 bed flats.

Site Location

The application site consists of a three-storey building situated on the southern side of Milton Road opposite the junction with Berkley Road. The building has two commercial units at ground floor and the first and second floors have a lawful use as a restaurant although this is currently vacant.



Relevant Planning History

Reference	Description	Decision	Decision Date
20231004	Conversion of the property from a vacant restaurant to 3x1 bed flats and 3 studio flats.	REFUSED	01.12.2023

- The new proposal has addressed all the issues from the previous refusal.

1. The proposal would result in an erosion of the original plan form of the building which is very much a part of the significance and character of this listed building. Insufficient information has also been submitted to demonstrate the impact of the proposal on the fabric of the listed building including any works that may be required under the Building Regulations and to mitigate poor air quality and noise impacts; such information would be needed in order to assess the impact of those works on this listed building and the King Street Conservation Area. On the basis of the submitted information therefore it must be concluded that the proposal would be harmful to the significance and architectural and historic interest of this grade II listed building contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2021).

- The new proposal has reduced the number of flats from 6 to 4, and it does not lead to erosion of the original plan form. Additional documents such as air quality assessment and noise assessment have been submitted along with the application.

2. The proposal would result in extremely poor living conditions for future occupiers by virtue of two of the flats being undersized, some rooms in three of the flats receiving little or no natural sunlight, daylight or outlook and insufficient information to demonstrate that future occupiers would be protected from poor air quality and noise and disturbance. The proposal is therefore contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 (f) of the National Planning Policy Framework (2021).

- The proposal does not have any undersized flat as the total number of flats are reduced.

Flats	Area (m ²)	
Flat 1	73.5	2b 3p
Flat 2	50.1	1b 2p
Flat 3	72.8	3b 5p
Flat 4	87.6	2b 3p

The List of Documents Submitted:

- 001 Block Plan and Location Plan
- 002 Existing Floor Plans
- 003 Existing Elevations
- 004 Proposed Floor Plans
- 005 Proposed Elevations
- 006 Secondary Glazing Details
- 007 MVHR Detail
- Air Quality Assessment
- Noise Impact Assessment
- Heritage Statement

Please contact me at sonia@gillsterling.co.uk regarding any queries.