



Delegated Report

Planning Application

Application No: 20240865

Location: The Compass Ale House, 7 Manor Road, Gravesend, Kent, DA12 1AA

Description: Continued use of commercial space for use as amenity space.

Applicant: Mr John Warden

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 22 September 2024;
- Design and Access Statement (Rev. B) (dated 21 September 2024);
- Heritage Statement (Rev. B) (dated 21 September 2024);
- Drawing no. 01-01-000 – Rev. B – Site Location Plan (scale – 1:1250);
- Drawing no. 01-02-001 – Rev. B – Existing Ground Floor Plan;
- Drawing no. 01-02-001 – Rev. B – Proposed (Alterations) Ground Floor Plan;
- Drawing no. 01-04-001 – Rev. B – Existing and Proposed Block Plans (scale – 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
20140465	Change of use from estate agents to a micropub/traditional ale house.	PERMITTED	20.08.2014

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS07 – Economy, Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy
- CS10 – Physical and Social Infrastructure
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 6 – Building a Strong, Competitive Economy
- Section 7 – Ensuring the Vitality of Town Centres
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- King Steet Conservation Area Appraisal (2009)
- Gravesham Town Centre Conservation Areas Management Plan (2009)

Consultations, Publicity and Representations

External Consultees

Kent County Council Highways – Having considered the development proposals and the effect on the highway network, raise no objection on behalf of the local highway authority.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have ‘highway rights’ over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Internal Consultees

Gravesham Environmental Protection (Regulatory Services) – Having checked our records, we have not received any complaints about noise etc from the use of the external courtyard area. In this respect, there is no objection to this application. However, it is recommended that the area should not be used after 21:30

(as per existing condition 8 of 20140465. In addition, there should not be any amplified music or voice in the courtyard area at any time.

Gravesham Commercial Health (Regulatory Services) – No comments or objections.

Neighbouring properties

An advert was published in the Gravesend Messenger and a notice displayed on site 10 October 2024.

In addition, fifteen surrounding properties were consulted and no representations were received.

The consultation period expired 01 November 2024.

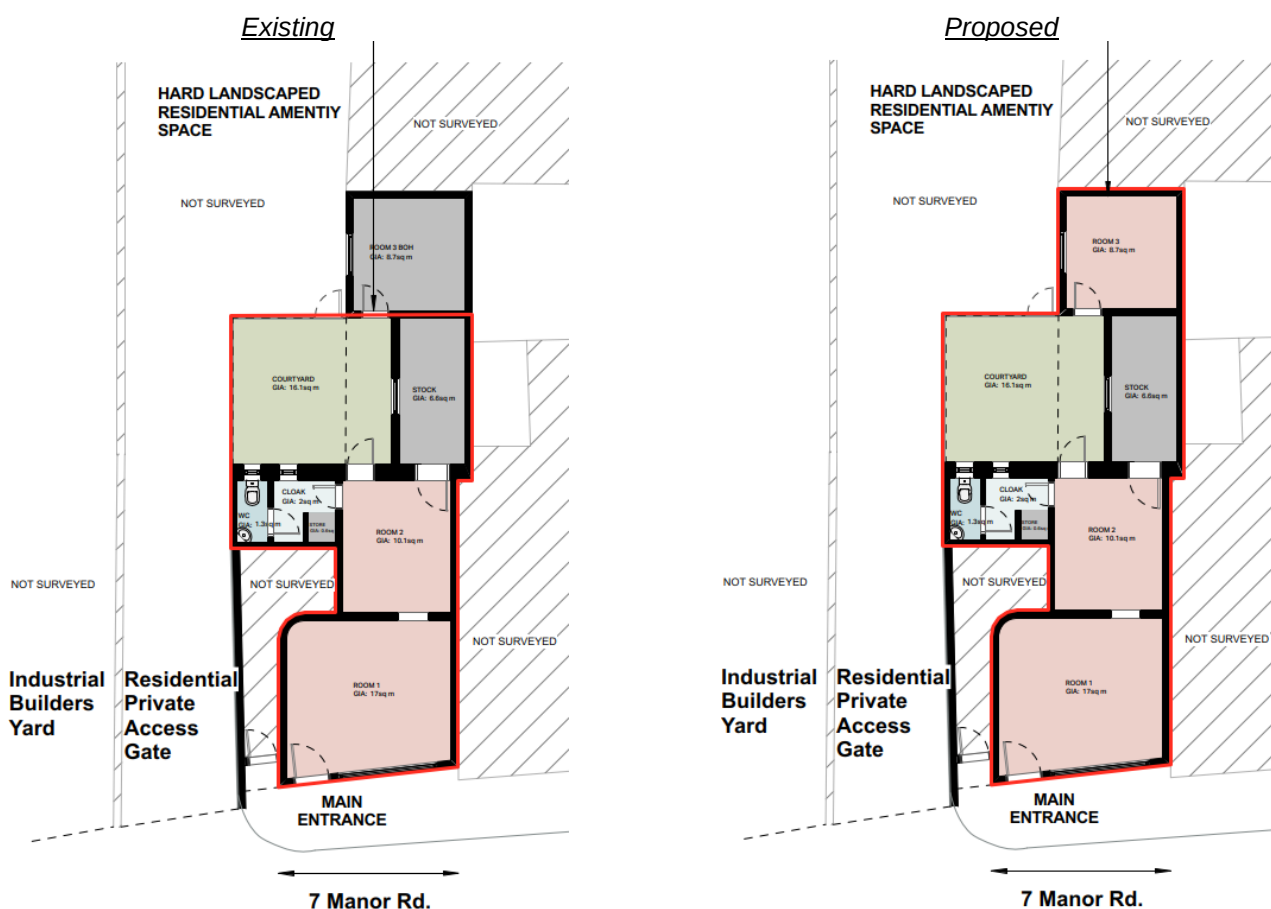
Officer's Analysis

7 Manor Road is a three storey terraced property. It has a vacant A2 estate agent at ground floor with residential accommodation on the first and second floors. The site backs onto a courtyard area with some further office/residential units. Although there is no parking provision for the property, it is very close to public transport links and numerous public car parks.

The site falls within the King Street Conservation Area.

Proposal

This is an application for the continued use of the commercial space as an amenity area for the micropub/traditional ale house.



As part of the proposal, the existing back of house store room would be converted into additional seating.

Design, Character and Appearance

The proposal does not involve any external alterations to the building and would therefore have no impact on the character or appearance of King Street Conservation Area. As such the application is in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (LPCS) (2014) as well as Sections 12 and 16 of the National Planning Policy Framework (NPPF) (2023).

Amenity

Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. Section 12 of the NPPF (2023) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The original permission (ref. 20140465) for the change of use to a micropub/ale house temporarily granted permission for use of the external courtyard as an amenity, seating area for customers, due to the potential noise disturbance. The condition also restricted the use of the open space to not be used part 9:30pm.

Gravesham's Environmental Protection Team confirmed that there have been no noise complaints received from the use of the courtyard area and raised no objection to its continued use, subject conditions ensuring it is not used after 9:30pm and no amplified music or voice in the courtyard at any time.

Subject to the conditions recommended by Environmental Protection, the proposed use of the courtyard as external amenity space would safeguard amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

Parking and Highways

The proposal would not result in any impacts on the highway or parking provision. The site does not benefit from any off-street parking, however, is in a central location with good public transport links and public carparks.

Other Matters

It is noted that the Design and Access Statement discusses applying for licensing approvals for the use of the courtyard as amenity space. An informative will be attached to the decision notice to confirm that the applicant must apply for any licenses from Gravesham Borough Council's licensing team, which is a separate matter from this application.

The Design and Access Statement also sets out intentions for amplified music and televisions to be used in the room 1 of the building. The original permission (ref. 20140465) contains a number of conditions, with condition 4 restricting any such uses within the premises. All conditions attached to planning permission reference 20140465 remain relevant to the wider use of the site and therefore a variation of condition application would be required, and should include relevant assessments to ensure amenity is safeguarded. These matters will be covered in informatives attached within the decision notice.

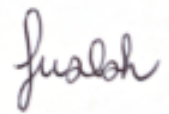
Conclusion

The application has been fully considered and subject to appropriate noise mitigation measures, it is recommended that the application be approved.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18 th November 2024	Dated:	18 November 2024