



Delegated Report

Application No: 20230363

Location: 39 The Terrace Gravesend Kent

Description: Application for Listed Building consent for the refurbishment of an existing Listed building including internal alterations to form three additional flats.

Applicant: Ms Maxine Fothergill, Amax Estates And Property Services.

Site Visit Date:

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form
- Drawing no. D-100 Plans As Existing
- Drawing no. D-101 Elevations & Sections As Existing
- Drawing no. D-102C Plans As Proposed
- Drawing no. D-103A Elevations & Section As Proposed
- Drawing no. D-104 Block Plan
- Drawing no. D-105 Acoustic & Ventilation Work
- Design & Access Statement (5 April 2023)
- Heritage Statement (5 April 2023)
- Acoustic Assessment (Document Ref: 032324)

Superseded drawings

- Drawing no. D-102A Plans As Proposed
- Drawing no. D-102B Plans As Proposed
- Drawing no. D-103 Elevations & Section As Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20191157	Application for Listed Building Consent for the erection of a 3-storey building attached to No.39 The Terrace to provide 1no. studio and 2no. 1-bedroom flats along with associated cycle	Refused	13.04.2021

	parking and waste storage; and, re-instatement of the original entrance to No.39 The Terrace fronting Harmer Street.		
20191156	Erection of a 3-storey building attached to No. 39 The Terrace to provide 1no. studio and 2no. 1-bedroom flats along with associated cycle parking and waste storage; and, re-instatement of the original entrance to No. 39 The Terrace fronting Harmer Street.and proposed erection of a 4 bedroom detached dwelling at side garden of 4 Golf Links Avenue, Gravesend, Kent, DA11 7PA.	Refused	13.04.2021
20010969	Conversion of stables into 2 no. one bedroom dwellings involving construction of a new roof with conservation rooflights and stabilisation works during reconstruction/alteration works.	Permitted	20.02.2002
20010946	Application for Listed Building Consent for the construction of a new roof with conservation rooflights and stablisation works during reconstruction/alteration works in connection with the conversion of the building into 2 no. one bedroom dwellings.	Permitted	20.02.2002
19960742	Application for Listed Building Consent for the conversion of stables into 2 no one bedroom dwellings, involving external refurbishment; formation of 3 windows at ground floor level and infilling of existing window at 1st floor level on west elevation; alterations to windows on north elevation; formation of 2 no velux windows in western roof slope and internal alterations.	Permitted	27.12.1996
19960741	Conversion of stables into 2 no one bedroom dwellings	Permitted	27.12.1996
19950786	Listed Building consent for internal alterations at ground floor lvl. in connect. with proposed use as 4no. bedsits; removal of oil tank & encloser & formation of refuse area; construct. of flat roof over exist. lightwell & erection of a wall varying in height from 2.4m-1m on the Harmer St. frontage.	Permitted	24.01.1996

19950724	**AMENDED APPLICATION/REVISED DESCRIPTION** Conversion of the ground floor from a former tuition centre into 4 no. bedsitting-rooms with communal facilities, formation of a refuse area and erection of a wall varying in height from 2.4m-1m on the Harmer Street frontage.	Permitted	24.01.1996
19790114	Use of ground floor and basement as a tuition centre	Permitted	05.04.1979
19780529	Application for Listed Building Consent for application for listed building consent for alterations to garage at the rear of 39 the terrace associated with its use as a design studio	Withdrawn	07.09.1981
19780501	Use of stable block at the rear as a design studio	Permitted	09.11.1978
19780500	Use of ground floor and basement of premises as a tuition centre	Permitted	09.11.1978
19770278	Change of use of clinic and residential premises to offices and use of stables as a garage	Permitted	01.09.1977
19663186	single storey extension at rear for a W.C. and lobby	Permitted	30.12.1970
19662186	Conversion of first and second floor into self-contained flats, for the Family Planning Association (Kent Branch)	Permitted	07.03.1968
19661186	Change of use of part of the property to office use.	Refused	27.04.1967
19660186	Change of use of the premises from medical surgery and residential to office use.	Withdrawn	30.11.1966

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

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

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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 12 – Achieving well-designed and beautiful places.
- Section 16 – Conserving and enhancing the historic environment.

Supplementary Planning Guidance

- Harmer Street Conservation Area Character Appraisal (2009).
- Management Plan Gravesend Town Centre Conservation Areas (2009).

Consultations, Publicity and Representations

GBC Conservation Officer

Looking at the ventilation layout now provided it raises questions about how this will work within ceiling/ Is it cutting through joists? Altering the ceiling line which is unacceptable which is what appears to be proposed. It will be important to know how this affect cornices and architectural details. Normally we ask for chimney stacks to be used to get the vertical risers and they need to agree with us where they are going risers and ventilation dumps. We want to see where the actual plant is/ is it in the roof void or is it being put on the outside? We need cross sections showing how that works. Insufficient details is provided in the ventilation plans. As the building is listed ventilation details are important to ascertain prior to making a decision as these details will confirm how the fabric of the historic building would be impacted.

Site and Press Notices

No response – the overall consultation period expired on 26 May 2024.

Analysis

The application site is defined on the Core Strategy Policies Map as lying outside the Gravesend Town Centre Boundary but within the Gravesend Town Centre Opportunity Area and the Harmer Street Conservation Area.

No. 39 The Terrace is a three storey building with basement. It currently accommodates 1 no. 3 bed flat and 2 no. 2 bed flats. The basement is unused. It is a grade II listed building, The list description is set out below:

Corner house to The Terrace and Harmer Street. Circa 1840, probably designed by the Brighton Architect Amon Henry Wilds in 1830-5. 3 storeys brown stock brick, the ground floor painted. Parapet, cornice and stringcourses. 3 sashes facing the Terrace and 3 facing Harmer Street, all with glazing bars intact. Round-headed windows in arcading on the ground floor. Round-headed doorway on each front with semi-circular fanlight. Iron balconettes on The Terrace front. Iron balcony, probably added, on the Harmer Street front.

No 39, the former Stables to No 39 form a group with Nos 1A and 2A Harmer Street.

This proposal involves the sub-division of the existing building to provide an additional three flats. In order to facilitate this development internal alterations would need to be carried out.

Character and Appearance

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

“....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

As the property is a grade II listed building and within a conservation area, Section 16 of the NPPF is also relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 203 is of particular relevance and states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 of the Council’s Core Strategy and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994 are also relevant. Policy CS20 of the Core Strategy places a high priority on the preservation, protection and enhancement of the Council’s heritage and historic environment. Policy TC2 of the Gravesham Local Plan First Review 1994 sets out the Council’s approach to applications affecting listed buildings. It states that in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials. Policy TC3 of the Gravesham Local Plan First Review 1994 requires that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

This proposal would result in internal alterations to this historic building including the removal of existing partitions and the installation of new partitions and doors. The detail of these changes is very limited and fails to show the impact on the existing fabric of the building. In order to support

these elements of the proposal it would be necessary for full details to be provided together with information to show how existing features would be impacted by the proposed internal changes. It is proposed that these details could be secured by planning condition.

In the corresponding planning application relating to this proposal (Gravesham planning reference 20230362), the Council's Environmental Protection Officer identified noise as an issue due to the location of the building within a town centre location and adjacent to the A226 one-way system which is heavily trafficked. Air quality has also been identified as an issue.

As part of the planning application, the applicant has submitted an acoustic assessment. Although it would appear from this report that a technical solution may be possible to address issues of noise and air quality, these would require significant work to the building including the upgrading of windows and floors. The Conservation Officer has questioned how the ventilation layout would work and how the required works would impact the fabric of the building (see comments above under the heading 'Consultations, Publicity and Representations'). The level of detail provided by the applicant is limited and there are concerns that the ceiling line would need to be altered, joists cut and architectural details such as cornices lost or altered to accommodate the system.

In order to ensure that noise and air quality mitigation measures do not adversely impact the integrity of this building, a condition has been added to the recommendation requiring full details to be submitted. In discharging the conditions attached to this consent, the applicant will need to provide sufficient details to demonstrate that the proposed works would not have an adverse impact on the fabric and historic integrity of the listed building. Clearly, if this could not be achieved, it would not be possible to implement the planning permission and listed building consent for the three additional flats.

Subject to the imposition and satisfactory discharge of the conditions referred to above, it is considered that the proposed development would meet the tests set out in the NPPF, Policies CS19 and CS20 of the Council's Core Strategy and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Recommendation:

GRANT LISTED BUILDING CONSENT subject to conditions.

See draft Decision

Case Officer: Gary Edwards	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 12 July 2024	Dated: 12 July 2024