

Delegated Report

Approval of Details Application

Planning Application No: 20250087

Location: Crown And Thistle Public House, 44 The Terrace Gravesend Kent

Description: Application for the approval of condition 3 (fire and sound separation details, windows, doors, skirting and architrave joinery details, and extraction vent details) attached to listed building consent reference number 20240132.

Applicant: Mr A Rai

Site Visit Date: N/A

Listed Building Consent was granted for 'Application for Listed Building Consent for the conversion of the building from a public house with flat above to a 5 bedroom House of Multiple Occupation (HMO) with associated internal and external alterations' under application ref. 20240132 on 22/10/2024. This was subject to a number of conditions including condition no. 3 which this application seeks to discharge.

The information submitted with this application is as follows:

- Covering Letter;
- Application form;
- Drawing no. 22/399/03 Rev. F – Proposed elevations, location and block plan;
- Drawing no. 23/399/04 Rev. D – Proposed plans;
- Drawing no. 23/399/05 – Proposed section;
- Drawing no. 23/399/06 – Proposed window & timber sections;
- Drawing no. 23/399/07 – Proposed window elevations & section;
- Drawing no. 23/399/08 - Existing skirting/architrave positions;
- Drawing no. 23/399/09 – Proposed skirting/architrave positions;
- Drawing no. 23/399/10 – Proposed door elevations & section;
- STG Approval Notice; and
- Noise Impact Assessment.

Consultations

No response from:

- GBC Conservation Officer

Analysis

Condition 3 of listed building consent ref. 20240132 is as follows:

3. *Notwithstanding the approved details, prior to commencement of the development hereby permitted the following details and samples shall be submitted to and approved in writing by the Local Planning Authority:*
 - a) *Fire and sound separation details including floors and walls*
 - b) *Drawings to a scale of 1:10 of all new windows and doors with 1:2 or 1:1 joinery details*

- c) Joinery details of all architraves and skirting boards
- d) Details of the material and appearance all extraction vents

The development shall be carried out in accordance with the approved details prior to the House of Multiple Occupation first coming into use.

Reason: In order to preserve this grade II listed building and the character and appearance of the Riverside Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

In respect of parts (a) – (d) the assessment is as follows:

a) Fire and sound separation details including floors and walls

The information submitted is as follows:

Drawing no. 23/399/05 – Proposed section;
Drawing no. 23/399/04 Rev. D – Proposed plans;
Noise Impact Assessment.
STG Approval Notice

This information sets out in detail what is proposed to the building in respect of fire and sound separation for building regulations. As noted in the delegated report for ref. 20240132 this listed building essentially has an interior which dates from the 1980s as stated in the Heritage Statement submitted with the application and as confirmed by the Conservation Officer. There is therefore much more scope for the fire and separation in this case than in the average listed building.

- Ceiling to basement stairwell to achieve a 60 minute fire resistance with the additional layer of fire line board over existing ceiling;
- Fire insulation to stairwell to be 60 minute with an additional layer of fire line board over existing ceiling and walls to stairwell and landings on all floors;
- All doors from habitable rooms onto the stairwell are to be FD30s fire doors. LD2 fire system fitted.
- All wall linings to conform with BS EN15102 and to achieve classification of C-s3,d2 all to comply with Part B2 building regs;
- Suspended ceiling at ground floor to run below existing ceiling with sound insulation and plaster finish all in line with MRL design recommendations;
- Fire protection to steel beams via the use of a intumescent paint, Contego Passive Fire Barrier; and
- Mains operated linked automatic smoke detection system throughout.

Given that there are no remaining historic features in the building and the interior is all modern (1980s) the proposed new ceilings, fire board, fire doors, wall linings, fire protection and alarms are considered acceptable. It is considered that sufficient information has been submitted in respect of 3 (a) and that the proposed works would protect the architectural and historic interest of this listed building.

b) Drawings to a scale of 1:10 of all new windows and doors with 1:2 or 1:1 joinery details

The information submitted is as follows:

Drawing no. 23/399/10 - Proposed door elevations & section;
Drawing no. 23/399/07 – Proposed window elevations & section;
Drawing no. 23/399/06 – Proposed window & timber sections;
Drawing no. 23/399/05 – Proposed section;
Drawing no. 22/399/03 Rev. F – Proposed elevations, location and block plan;

This shows that the doors will be timber four panel doors which is in keeping with the age and style of the building; the details are acceptable.

The new windows will be timber single glazed sliding sash windows. The details submitted show traditionally constructed sliding sash windows.

It is considered that sufficient information has been submitted to discharge condition in respect of 3 (b) and that the proposed works would protect the architectural and historic interest of this listed building.

c) Joinery details of all architraves and skirting boards

The information submitted is as follows:

Drawing no. 23/399/08 - Existing skirting/architrave positions;
Drawing no. 23/399/09 – Proposed skirting/architrave positions;
Drawing no. 23/399/06 – Proposed window & timber sections;

The details submitted of the skirting boards and architraves show sufficient traditional mouldings. It is considered that sufficient information has been submitted in respect of 3 (c) and that the proposed works would protect the architectural and historic interest of this listed building.

d) Details of the material and appearance of all extraction vents

Drawing no. 23/399/05 – Proposed section;
Drawing no. 23/399/04 Rev. D – Proposed plans;
Drawing no. 22/399/03 Rev. F – Proposed elevations, location and block plan;

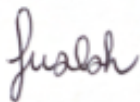
The size of the vents are small and modest in size. The vents would be metal in a traditional pattern and are considered sympathetic. It is considered that sufficient information has been submitted in respect of 3 (d) and that the proposed works would protect the architectural and historic interest of this listed building.

Conclusion

It is recommended that condition 3 of listed building consent ref. 20240132 is discharged.

Recommendation

Approval of details

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	25th March 2025	Dated:	25 March 2025