



Delegated Report

Planning Application

Application No:	20211146
Location:	141 Parrock Street, Gravesend, Kent, DA12 1EY
Description:	Retention of alterations to former shop front window to new windows and installation of new metal 1.1m railings.
Applicant:	Mr Randip Hayer
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 10/09/2021;
Covering Letter - dated 10/09/2021;
Drawing no. 3331 - 001A - Site Location Plans and Existing and Proposed Plans and Elevations.

Relevant Planning History

Application No.	Description	Status	Decision
20170579	Prior Notification of the change of use of the lower ground and ground floor office use (Use Class B1[a]) into two 2 bedroom self-contained flats (Use Class C3).	MB PRIOR APPROVAL IS NOT REQUIRED	04.07.2017
20040050	Change of use of ground floor and basement to offices and conversion of first, second and third floors into three, two bedroom self-contained flats.	PERMITTED	15.03.2004
20000489	Application for removal of conditions (5) and (6) of planning permission ref no. GR/00/182 to exclude provision of sound insulation between the showroom and residential dwellings above.	PERMITTED	25.08.2000
20000182	Change of use of ground and basement floors from retail (Class A1) to motor scooter franchise (Class).	PERMITTED	09.05.2000

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development

- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

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.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;

Consultations, Publicity and Representations

Consultees

Kent County Council Heritage - No comments to make on this application.

Neighbouring properties

A notice was displayed on site 15th October 2021.

In addition, thirty-one surrounding properties were consulted and no representations were received. The consultation period expired 5th November 2021.

Officer's Analysis

Design, Character and Appearance

141 Parrock Street is a three storey building in a prominent position on the corner of Parrock Street and the Grove. The building was formally mixed use with a shop at ground floor and residential flats above, this has since changed with permission granted to convert the ground and lower ground floors into residential (20040050 / 20170579).

This application seeks to retain alterations to the former shopfront windows, and to install other new ground floor windows and install new metal railings. Some work to change the ground floor windows began in July 2021, however is not yet complete (see comparison screenshots below):

Existing Elevations



Proposed Elevations



The new windows are multi-pane and are sash style in design. While these are different to the existing single pane shopfront windows they are more fitting for a residential use, however limited details of the windows are submitted with this application. From the plan drawings the windows seem to have slim glazing bars and with limited bulk on the frames which is appropriate for the historic character of the building. There is no objection to changing the windows.

The proposed metal railings will have a height of 1.1m. These are no excessive in height and will not be detrimental to the character of the street scene.

Overall, the proposed windows and railings are considered to be appropriate in terms of design, will not harm the appearance of the building, nor the character of the street scene. As such the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed changes will improve the amenity of the occupants in the ground floor flat. The railings will create more separation from the footway and the multi-panel windows will similarly increase privacy. Therefore, the application is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development proposed will not impact on the amenity of any adjoining properties and is in accordance

with Policy CS19 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The new windows and metal railings will not impact on the appearance of the building, nor the character of the street scene and will improve the amenity of occupiers of the ground floor flat. As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10 th November 2021	Dated:	10th November 2021