

# Delegated Report

## *Householder Planning Application Listed Building Consent*

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|------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | 20230295 - Householder Application                                                                                         |
|                        | 20230296 - Listed Building Consent                                                                                         |
| <b>Location:</b>       | 62 Wrotham Road, Gravesend, Kent, DA11 0QF                                                                                 |
| <b>Description:</b>    | 20230295 - Erection of a single storey rear extension and internal alterations.                                            |
|                        | 20230296 - Application for Listed Building Consent for the proposed single storey rear extension and internal alterations. |
| <b>Applicant:</b>      | Mr Naeem Karim, Simple Solutions Ltd                                                                                       |
| <b>Site Visit:</b>     | N/A Desktop Assessment                                                                                                     |

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### Submitted Documents/Plans

- Application Form (20230295) - dated 23/03/2023;
- Application Form (20230296) - dated 23/03/2023;
- Design and Access Statement - dated 03/2023;
- Drawing no. 1522.WD.01B - Existing Floor Plan and Heritage Assets Statement;
- Drawing no. 1522.WD.02B - Site Location Plan and Existing and Proposed Block Plans;
- Drawing no. 1522.WD.03C - Proposed Floor Plans;
- Drawing no. 1522.WD.04 - Existing Elevations;
- Drawing no. 1522.WD.05C - Proposed Elevations.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                 | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20221161  | Application for Listed Building Consent for the erection of a single store rear extension with internal alterations.                                                                                        | REFUSED   | 21.12.2022    |
| 20221160  | Erection of a single store rear extension with internal alterations.                                                                                                                                        | REFUSED   | 21.12.2022    |
| 20080177  | Application for Listed Building Consent for the demolition of the boundary wall between 60 and 62.                                                                                                          | PERMITTED | 21.04.2008    |
| 20000720  | Formation of a vehicular access onto a classified road with hardstanding in the front garden of no. 66 and use of part of front garden of no 64 for manoeuvring including removal of part of planting area. | REFUSED   | 06.03.2001    |

|          |                                                                                                          |           |            |
|----------|----------------------------------------------------------------------------------------------------------|-----------|------------|
|          |                                                                                                          |           |            |
| 20000465 | Application for Listed Building consent for the installation of a mini satellite dish on rear elevation. | REFUSED   | 23.08.2000 |
| 20000354 | Repointing of the side and rear walls and removal and re-construction of 2 no chimney stacks.            | PERMITTED | 14.07.2000 |
| 19850472 | Application for Listed Building Consent for internal and external alterations                            | PERMITTED | 18.10.1985 |
| 19810937 | Conversion of existing dwelling into 3 flats                                                             | PERMITTED | 13.01.1982 |

## **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
- CS20 - Heritage and the Historic Environment

### **Gravesham Local Plan: First Review (1994)**

- P3 - Vehicle Parking Standards
- TC2 - Listed Buildings
- TC3 - Development Affecting Conservation Areas

## **Other material considerations**

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Council also has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) (2021) is national policy in the conservation and enhancement of the historic environment, which must be taken into account by the Council together with the related guidance given in the Planning Practice Guidance (PPG).

The Council must have regard to its development plan where material in considering whether to grant listed building consent for any works.

### **National Planning Policy Framework (2021)**

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

### Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (amended June 2020)
- Technical Housing Standards - Nationally Described Space Standards (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (2021)

### **Consultations, Publicity and Representations**

#### **Internal Consultees**

GBC Conservation Officer - This is generally now an acceptable proposal, subject to the following conditions:

- Prior to above groundwork - Details
  - Details at a scale of 1:5 of the proposed interface between the existing building and the new build.
  - A fully detailed schedule, including drawings to a scale of 1:10 and ½ or full size with annotated photographs, for each and every window it is proposed to repair, restore, replace or insert secondary glazing onto, including methods or repair where applicable.
- Windows/doors to be agreed; timber
- Trickle vents
- Treatment of window/doors heads/cills
- External materials to be agreed – roofs
- External materials to be agreed – walls
- Render
- Vent of roof not via tile vent
- Rainwater goods to be agreed
- Details of services to be agreed
- Treatment of ventilation holes
- Rooflights
- Metal railings/handrails
- External Steps

Local Ward Councillors - No comment received.

#### **Neighbouring properties**

An advert was published in the local paper and a notice was displayed on site.

In addition, twenty-six surrounding properties were consulted and no representations were received. The consultation period expired 12<sup>th</sup> May 2023.

## **Officer's Analysis**

This application is a resubmission following a recent refusal. The references are 20221160 and 20221161 which were refused on the following ground;

1. The proposal by virtue of the loss of original fabric and features and the modern design and detailing of the proposed alterations would not preserve the architectural and historic interest of this Grade II Listed Building and would not preserve the character and appearance of the adjoining Listed Building. As such, the proposal is contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy 2014, saved Policies TC2 (Listed Buildings) and TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021).



It is important to ensure that this application overcomes the previous ground of refusal.

## **Site Description**

62 Wrotham Road is a Grade II Listed Building located on the eastern side of the highway, but is not within a Conservation Area. The property forms one of a pair of semi-detached Listed Buildings.



The listing description for the property is as follows:

*Early C19. 3 storeys and basement brown brick. Stuccoed ground floor. Parapet with stone coping. 5 sashes in all with glazing bars intact. First floor has 2 round-headed sashes. Doorcases have curved pediments and pilasters. Nos 62 to 70 (even) form a group. (Nos 66 to 70 (even) are local interest buildings).*

## Proposed Development

This application proposes to demolish the existing non-original rear extension and erect a replacement single storey rear extension. The extension will have a flat roof (highlighted in red below) with the following dimensions:

- Depth - 4.3m
- Width - 5.5m
- Height - 3.6m



The extension will create space for an enlarged kitchen/dining/family room. There will be a flank window facing north and bifold doors out onto the rear.

## Design and Impact on Listed Buildings and Conservation Area

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF (2021) also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 197). This is echoed in Policy CS20 (LPCS), which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings, the primary consideration is the maintenance of the integrity of the original listed building, and whether the character or appearance of the listed building will suffer as a result. Proposals must be sympathetic in terms of their appearance and materials.

Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area. As the application site comprises Grade II Listed Buildings that lies within the Upper Windmill Street Conservation Area, these policies are all relevant to the consideration of this application.

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 119 of the NPPF), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF. Relevant to this proposal, paragraph 124 of the NPPF states that developments that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

From a historic and conservation point of view, the application site forms one of a pair early C19 three storey properties, with basement levels. The properties have both been extended at the rear by single storey projections, however these extensions are identical and are balanced. The development proposes the demolition of the existing rear projection and to erect a full width extension, with different roof forms. The southern element will be elevated to replicate the existing rear extension and that of the adjoining property with a pitched roof. The northern element will be at a lower level with a pitched roof and a parapet wall on the flank elevation. This is considered to be acceptable in design terms and the Conservation Officer raises no objection in relation to the Listed Building, subject to conditions.

Overall, subject to conditions, the proposal would not cause harm to the character or architectural or historic interest of this Grade II Listed Building or the setting of the neighbouring cottage and in this respect would be compliant with Policies CS19 and CS20 of the Local Plan Core Strategy (LPCS) (2014) and saved Policy TC2 of the Local Plan First Review (1994). This revised design has overcome the previous grounds of refusal.

### **Amenity of Future Occupiers**

The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

### **Neighbouring Amenity**

There will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

### **Parking and Highways**

There are no parking or highway issues related to this proposal. The development would not increase the number of bedrooms within the property and no additional vehicular parking is required.

However, as highlighted in the pre-application response letter, the frontage is used for informal vehicular parking without a crossover. Currently vehicles have to bump up onto a non-reinforced footway to access the frontage. Moreover, Wrotham Road is a classified highway and therefore a crossover requires planning permission. This can be sought as part of a future submission or as a separate application.

### **Conclusion**

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

Subject to conditions the proposal would not cause harm to the character, architectural or historic interest of this Grade II Listed Building or the setting of the adjoining Listed Building, and is considered acceptable in

terms of character and appearance, occupier's amenity, neighbouring amenity, and parking. It has also overcome the previous ground of refusal.

### **Recommendation**

20230295 - Permission (Planning Application)

20230296 - Permission (Listed Building Consent)

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                 | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 25 <sup>th</sup> May 2023                                                         | <b>Dated:</b>       | 25 May 2023                                                                         |