

Planning & Heritage Statement



10 Queen Street Gravesend Kent DA12 2EE

Installation of cash machine in shop front .

Mr. O. Javed
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1.0 Policy Considerations

Development Plan Policy

1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that, when making a determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. Article 35 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, requires that, when issuing a decision, councils must also include a statement explaining, whether, and if so how, in dealing with the application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. The NPPF sets out the government's planning policies for England and how they are expected to be applied. It emphasises that planning applications that accord with the policies in the Council's Local Plan will be approved without delay, unless material considerations indicate otherwise.

National Planning Policy

1.2 National planning policy is enshrined within the revised National Planning Policy Framework (NPPF) issued in July 2021 and its accompanying revised the Planning Policy Guidance (PPG). The PPG seeks to set out how to implement the strategic vision contained within the NPPF.

1.3 With regards to decision-taking, the revised NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible.

1.4 Paragraph 7 of the NPPF states that, "the purpose of the planning system is to contribute to the achievement of sustainable development". It goes on at paragraph 8, that there are three dimensions of sustainable development as: economic, social and environmental. Paragraph 10 of the NPPF states that a "presumption in favour of sustainable development" which is at the heart of the Framework to ensure that sustainable development is pursued in a positive way. Paragraph 11 which states that there is a '**presumption in favour of sustainable development**'. Para.12 goes on that the presumption in favour of sustainable development does not change the status of the development plan and states that where a development that is contrary to an up to date development plan that permission should not be granted.

1.5 Section 119 of the revised NPPF (July 2021) encourage the effective use of land and Paragraph 120 (c & d) encourage the use of sites that have been previously developed (brownfield land) and the development of underutilised land.

1.6 Paragraph 126 says that the Government attaches great importance to the creation of high quality beautiful and sustainable buildings and that good design is a key aspect of sustainable development, which creates better places in which to live and work. Quality of design is indivisible from good planning, and should contribute positively to making places better for people. The Council does not have any design guides or codes as a supplementary planning document.

1.7 Paragraph 130 states that planning policies and decisions should ensure that developments:-

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history Including surrounding built environment and landscaped setting.
- Establish a strong sense of place, using streetscapes and buildings to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site.
- Create places that are safe, which promote health and wellbeing with a high standard of amenity for existing and future users.

1.8 However, the main policy implications for the proposal relate to the preservation and enhancement of established heritage assets and the Queen Street Conservation Area generally. In this regard this would be totally compliant with the policies laid out in Paragraph 190 of the NPPF and particularly bullet points a & b. Paragraphs 195 & 199 add further to this by emphasising the importance of ensuring that any alterations or modifications

are in keeping and character with the Conservation area and ensure the preservation of the heritage asset itself.

1.9 The development plan for the site comprises the Gravesham Core Strategy (September 2014) and the saved policies of the Gravesham Local Plan First Review (1994). The following policies of and were taken into consideration in the formulation of this application:

Core Strategy (September 2014)

Policy CS14 – Housing Type & Size

Policy CS 19 – Design & Development Principles

Policy CS20 Heritage and the Historic Environment.

Gravesend Town Centre Conservation Areas Management Plan 2009)

Queen Street Conservation Area Character Appraisal (2009)

Gravesham Local Plan (First Review) - 1994

Saved Policy TC3 – Developments affecting a Conservation Area

Saved Policy H5 – Increasing Housing Stock by Conversion.

Saved Policy P3 - Parking Standards

2.0 Heritage Implications

Impact on the Conservation Area

2.1 The site is located within the Queen Street Conservation Area which was designated on 17 May 1990 and runs parallel to the High Street Conservation area and is linked to it by Borough Market. The area sits towards the southern end of the Conservation Area which is detailed in detail in the High Street & Queen Street Conservation Area Character Appraisal 2009.

2.2 The appraisal outlines that the application site was built as being primarily between 1907 – 45 although the buildings either side, which are of a different design, are identified as being constructed between 1800 and 1874.

2.3 The application site itself is three storey but of a completely different design to the properties either side being of a different age, height and elevation treatment. It is a single individual property compared with its neighbours which

are part of a terrace. The property is Class E on the ground floor with self-contained residential flat over. The retail/commercial units being located on the back-edge of the footpath on both sides of the road. The only exception being the interwar double fronted retail unit at No.24/26 which has a small forecourt area.

2.4 The only listed building in the Conservation Area is the three storey units at 26/28 which is one of the earlier C19 buildings which has remained largely unchanged. These also have historically been used as retail uses on the ground floor with residential flats on the upper floors although the ground floor is currently occupied as an Education & Cultural Centre.

2.5 The appraisal also identifies properties on the opposite side of the road. 19/21 & 23 as being buildings of local Interest as well as the George Inn Public House.

2.6 The application site relates to one half of the of a two part plate glass shop front with central door. The works, which have been undertaken, has involved the cutting out part of the southern section of the shop front and installing an illuminated cash machine. This part of Queen Street is a mixture of C19 & C20 buildings of varying height and roof profiles with modern shop fronts. Nearly all the buildings have had some degree of adaption and few retain their historic character.

2.7 The proposal would have no adverse impact on the shop front or character of the Conservation area and on it. The appraisal makes comment about focal points on the western side of the road but all have been altered substantially with the exception of Borough Market. We are therefore satisfied that the proposal will have no adverse impact on them or their setting.

2.8 The Town Centre Conservation Area Management Plan acknowledges that Queen Street has suffered more than any of the other areas from the general lack of maintenance and that this could be reversed by the carrying out of maintenance and replacement of inappropriate architectural features with more sympathetic design and materials. It goes on to comment about making

enhancements to the area that could be made by the complete replacement of buildings that have a negative impact on the townscape with the area. This is clearly something that is unlikely to ever happen.

2.9 Therefore we are satisfied that the proposal can only be considered to improve and enhance the visual impact of the building and the Conservation Area as a whole. The detail provided clearly shows that the site can accommodate the proposed development without having any detrimental effect on the street scene or the amenity of neighbouring properties.

2.10 Paragraphs 190, 195 and 199 of the NPPF all look at conserving and enhancing the historic environment with specific emphasise at restoring and preserving heritage assets. We are satisfied that the application site is clearly an asset worthy of preservation and the proposal would be an improvement without effecting the continuity of the street scene at ground floor level. We are satisfied that the application proposal has resulted in a pleasing visual improvement to the street scene and be totally in accord with NPPF and local policy.

James Barron BA(Hons) DipTP MRTPI
Planning Director
3 January 2024