

HERITAGE STATEMENT

**Retrospective Change of Use from Hotel (Use Class C1) to HMO (Sui Generis)
Premier Inn, Hever Court Road, Gravesend, Kent, DA12 5UQ**

1. Introduction

This Heritage Statement has been prepared in support of a planning application for the retrospective change of use of the existing building from a hotel (Use Class C1) to a House in Multiple Occupation (HMO) (sui generis), including shared amenity spaces and internal alterations only.

The requirement for this statement arises from the Local Planning Authority's validation request, as set out in correspondence dated 26 March 2026, confirming that the application site is a listed building.

This statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local policy requirements.

2. Description of the Site and Heritage Asset

The application site comprises an existing building currently in use as a hotel (Use Class C1), located on Hever Court Road, Gravesend.

The building is identified **as a designated heritage asset, being** a listed building. The significance of the asset is derived from:

- Its architectural form and external appearance
- Its historic use and contribution to the local built environment
- Its presence within the wider streetscape and setting

Importantly, the building has already been in established use as a hotel, which is a form of residential accommodation with associated comings and goings.

3. Significance of the Heritage Asset

The significance of the listed building is primarily associated with:

Architectural Significance

- The external form, scale, and appearance of the building
- The materials and design detailing
- The contribution the building makes to the character of the area

Historic Significance

- Its established presence within the locality
- Its continued use as a form of accommodation

Setting

- The relationship of the building with surrounding development
- Its visual contribution within the street scene

4. The Proposed Development

The proposal seeks:

- Change of use from hotel (Use Class C1) to HMO (sui generis)
- Internal reconfiguration only to provide shared residential accommodation
- No external alterations to the building
- No extensions, structural changes, or changes to materials

5. Assessment of Impact on Significance

No Impact on Architectural Significance

- There are no external changes proposed
- The form, scale, and appearance of the building remain entirely unchanged
- All features contributing to its architectural significance are preserved

No Impact on Historic Significance

- The use as an HMO remains a residential use, closely aligned with the existing hotel use
- The change does not erode or conflict with the building's historic function as accommodation

No Impact on Setting

- The proposal does not alter:
 - The external appearance
 - The relationship with surrounding buildings
 - Views into or out of the site

Internal Alterations

- Internal changes are limited and do not affect the building's external character
 - Any internal alterations are typical of ongoing functional use and do not result in harm to significance
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6. Heritage Impact Conclusion

The proposed development results in:

- No harm to the significance of the listed building
- Full preservation of:
 - Architectural interest
 - Historic interest
 - Setting

As such, the proposal accords with:

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
 - The National Planning Policy Framework, particularly paragraphs relating to conserving heritage assets
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7. Design Approach and Justification

The scheme has been deliberately designed to:

- Avoid any external alterations
- Retain all features contributing to significance
- Ensure continued viable use of the building

The continued occupation and use of the building as residential accommodation supports its long-term conservation, which is a key objective of national planning policy.

8. Other Legislative Considerations

The proposal has balanced:

- Functional residential requirements
- Building Regulations compliance
- Equality and accessibility considerations

All without compromising the significance of the heritage asset.

9. Conclusion

The proposed change of use:

- Preserves the significance of the listed building
- Results in no heritage harm whatsoever
- Represents a sustainable and appropriate ongoing use

The application should therefore be supported in full.