

14 Milton Place, Gravesend

Listed Building Consent

Heritage Statement

20/03/2025



Innovation Centre Medway

Maidstone Road

Rochester ME5 9FD

mobile: 07748231428

email: gmarchitect20@gmail.com

www.giovannimastromartinoarchitect.com

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Background

This Heritage Statement has been prepared in support of the submission of a listed building application in relation to 14 Milton Place Gravesend which is a Grade II Listed Building situated within the Milton Place Conservation Area.

Planning records of the site show that although consent was granted in 2004 for a replacement side extension this extension was not implemented and the building remains substantially the same.

The building survey has shown that this grade II listed building lacks adequate modern living provisions such as shower and kitchen facilities, outdated wiring and poor thermal insulation. To make the building suitable for occupation as a dwelling house some internal works should be carried out.

In September 2024 a Pre-app application under ref PRE2024199 was submitted and the proposed works have been discussed with the case officer Mrs. Alison Webster.

Every Endeavour has been made to follow the officer's advice.

Proposal and Related Works

The applicant has acquired no 14 Milton Place and intends to modify the existing habitable areas and floor space of the building to upgrade the existing living accommodation of the building to fit modern living standards. All the works proposed are kept to a minimum necessary and non-invasive so as to preserve the historic integrity of this grade II listed building and are entirely reversible.

This listed building application seeks listed building consent for the following works which are primarily internal: -

1. An en-suite shower room in the bedroom on the third floor;
2. Change the living room on the second floor to create the 4th bedroom and partition the same to provide a second family shower room.
3. Upgrade the kitchen on the ground floor as part of the building renovation;
4. As part of general renovation works, upgrade the basement by installing the original basement high-level window to aid with ventilation and natural light and its use as an office;
5. Electrical upgrade and rewiring of the property;

6. Plumbing upgrade to include central heating in the rooms;
7. Carry out general insulation works to improve the energy efficiency of the property;
8. No external works are proposed as part of this renovation; extractors will be installed in the new shower rooms and piped through service stacks. The existing extract flue on the southern flank elevation will be replaced with air bricks (Cast iron bricks).

Relevant Planning History

20040338 Listed Building Consent for the demolition of existing lean-to bathroom and w.c.'s and erection of single storey side extension to form a garden room, bathroom/w.c. and w.c. Permitted 28.05.2004

20040337 Demolition of existing lean-to bathroom and w.c.'s and erection of single storey side extension to form a garden room, bathroom/w.c and w.c. Permitted 28.05.2004

19870984 Section 53 determination as to whether planning permission is required for use of parts of the existing dwelling for the manufacture of historical model armory Certificate refused 21.12.1987

19870232 Conversion of existing premises into 3 flats and erection of a three-storey extension to form 5 no self-contained flats with parking area to the rear Refused 17.11.1987

19780209 The demolition of the existing single storey bathroom extension and the erection of a two-storey extension to form a kitchen lobby wc and bathroom with a bedroom over at the side Permitted 17.05.1978

19770642 Erection of a two-storey extension at the rear for additional living accommodation Refused 11.10.1977

Application site location and its historic significance

The application site relates to an end of terrace three storey building which is in use as a C3 dwellinghouse.

This building was listed on 03/07/1975 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.

No 14 Milton Place is an early to mid 19 century 3-storey brown brick with a parapet. It has 4 cemented fluted pilasters and rusticated ground floor and 3 altered sashes together with left side round-headed door case.

This listed building forms part of a terrace group of reverse "L" shape with nos 1 to 8 (consecutive) East Terrace forming the long bar and no 14 Milton Place (the application site) forming the short one.

No 14 Milton Place has single-storey extensions with lean-to roof on its south flank elevation. These additions do not form part of the original main building.

The current internal and external structural conditions of the application site show that the single storey side extension approved in 2004 was not implemented.

No 14 Milton Place is significant as an integral part of Milton Place and the wider Milton Place Conservation Area and the wider surrounding townscape. It shows a key phase in the development of this part of Gravesend and represents the mid 19th century stage of development of residential terrace properties.

The most significant part of the house is its well-preserved front façade, which forms a bookend and contributes to the character of the street and wider Milton Place Conservation Area.

The single-storey extension on the southern aspect of the building has no architectural or historical interest and thus makes no contribution to the significance of the house.

Impact Assessment

The scheme of works proposed will see primarily internal works to repair, refurbish, thermal-insulation and enhance the level of washing, kitchen bedroom facilities as well as wiring and plumbing facilities, in order to maintain its use as a single-family home.

As stated above the works proposed are primarily internal works and as such with the exception of the insertion of a cast iron air brick in place of the existing extractor flue on the Southern flank elevation, all the other schedules of works proposed are internal.

The main benefits of the scheme would be seen throughout the house and on all floors.

The proposed refurbishment of the house would enhance its historic character and prolong the life of significant historic fabric. The proposed internal alterations would be reversible and as such would not result in the loss of the historic fabric of the building.

The small amounts of changes that will result in the floor layout of the building would also be reversible and its impact would be outweighed by the heritage benefits of the scheme as a whole and for the long-term preservation of this listed building and protection of the integrity of the Conservation Area.

Planning Policy Consideration

Any development of the site would be subject to national and local planning policy, including any supplementary planning guidance.

The proposals have been based on a detailed understanding of the significance of this listed building and its setting within the character and appearance of the Milton Place Conservation Area. The schedule of works proposed will conserve the significant of the house and will enhance its understanding and appreciation.

The proposal will not harm the character and appearance of the Conservation Area as the exterior of the house will be preserved. As such the proposal will accord with the local plan Core Strategy 2014 Policy CS20 (Heritage and Historic Environment), Policies TC2 (policy for Listed buildings) and TC3 (Development Affecting Conservation Areas).

The proposal also would not be contrary to the advice contained in part 16 (Conserving and enhancing the historic environment) and paragraph 167 (enhancing the energy efficiency) of the NPPF.

Conclusion

This Heritage Statement has been prepared to assess the impacts on the historic building and the Conservation Area arising from the internal works proposed for no 14 Milton Place.

The report has demonstrated that the schedule of works proposed would not detract from the heritage value of the building or harm the character of the conservation area. Furthermore, the internal changes and works proposed and the investment commitment of the applicant will ensure continuous use of this grade II listed building as a dwelling house for the long term.

The nature and extent of these works have been discussed at the pre-application stage with the Council's planning officer Mrs. Alison Webster.

Having regard to the above, it is considered the proposed schedule of works would be in conformity with section 66 of the Planning (Listed Building and Conservation Area) Act 1990 and meets the requirement of NPPF and local plan policies.

It is considered that this Heritage Statement provides sufficient information regarding heritage matters to the Local Planning Authority to enable them to determine the listed building application.

Appendices

This Heritage Statement is to be read in conjunction with the enclosed following appendices:

Appendix 1

Schedule of Works.

Appendix 2

Secondary windows

Details and specifications of:

Arctic Glaze – Slimline Hinged Unit, reveal fixed.

Appendix 3

High level window to be replaced in the basement

Details and specifications of:

Sanford Heritage Range Casement window, specific for Listed Properties.

Appendix 4

225 X 225mm Iron Cast black painted Heritage Air Brick Terminal.

Appendix 5

Howdens (supplier) proposed layout for the new kitchen.

Appendix 6

This Heritage Statement is to be read in conjunction with the existing and proposed relevant drawings as per following list and as part of the Listed Consent Application:

- 14MP01/EX Basement Existing
- 14MP02/EX Ground floor Existing
- 14MP03/EX First Floor Existing
- 14MP04/EX Second Floor Existing
- 14MP05/EX Roof Plan Existing
- 14MP06/EX Front Elevation Existing
- 14MP07/EX Rear Elevation Existing
- 14MP08/EX Side/South Elevation Existing
- 14MP01/PR Basement Proposed
- 14MP02/PR Ground Floor Proposed
- 14MP03/PR First Floor Proposed
- 14MP04/PR Second Floor Proposed
- 14MP05/PR Roof Plan Proposed
- 14MP06/PR Front Elevation Unchanged
- 14MP07/PR Rear Elevation Unchanged
- 14MP08/PR Side/South elevation Proposed