

Delegated Report

Planning Application

Planning Application No: 20230097

Location: 12 - 14 High Street, Gravesend, Kent

Description: Application for variation of condition 1 attached to appeal reference APP/K2230/W/22/3297812 for change of use of 12-14 High Street from A1 (retail) to A3 (restaurant) including the installation of a new shop front; to allow replacement of the following approved drawings, 3358:007 and 3358:009 rev A, with the submitted drawing 3358.007D Proposed Elevations.

Applicant: Ms Julia Santomauro

Site Visit Date: Various

Submitted Documents/Plans

Application form

Drawing no. 3358.007 Rev D (proposed elevations – retrospective)

Drawing no. 3358.LOC (site location plan)

Relevant Planning History

20190250 12-14 High Street, Gravesend, Kent
Allowed at appeal 2 December 2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS08 – Primary Shopping Area
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Conservation Areas
- S4 – Non-shopping Uses in Shopping Areas
- TC9 - Shopfronts

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 7 – Ensuring the vitality of town centres
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- High Street and Queen Street Conservation Area Character Appraisal.
- Shopfront design guidance notes (2021)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to 34 neighbouring dwellings.

No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks a variation of condition 1 attached to appeal reference APP/K2230/W/22/3297812 for change of use of 12-14 High Street from A1 (retail) to A3 (restaurant) including the installation of a new shop front; to allow replacement of the following approved drawings, 3358:007 and 3358:009 rev A, with the submitted drawing 3358.007D Proposed Elevations.

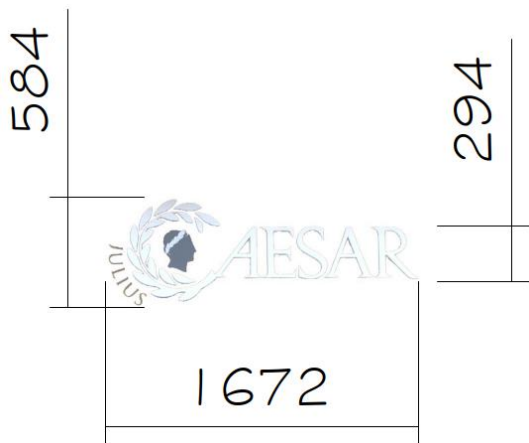
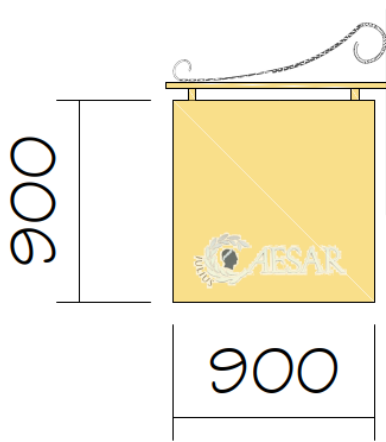
Approved drawing no. 3358:007 showed:





Rear Yard Elevation

Approved drawing no. 3358:009 rev A showed the proposed signage below:



This application seeks to substitute the drawings above for the drawing below:



High Street Elevation



The Inspector in the appeal referred to the adverts and said the following:

4. The description of the development on the application form includes the external advertisements and the original application form submitted relates to planning permission and consent to display advertisements under the Town and Country Planning (Control of Advertisements) Regulation 2007. However, it is noted that these were granted retrospective planning permission under the application ref GR/20190251. Nevertheless, the Council have raised no objection with regard to this part of the proposal and I find no reason to disagree with this. Therefore, as advertisements are subject to a separate consent regime and have already been granted planning permission I have excluded them from the description of the development in the decision paragraph above.

The adverts therefore do not form part of this application and have been removed from the description of development with the agreement of the applicant. This application is purely to correct the drawings to reflect what has been built on site and includes minor changes to the decorative corbels and moulding details.

Design, Character and Appearance

The application site is occupied by three retail units which have been converted into a single restaurant. It is located on a corner plot between High Street and Horn Yard and is within the High Street Conservation Area, a designated heritage asset. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

The Conservation Area is the historic centre of the town of Gravesend with the principle features of the High Street area being its commercial uses and densely urban character. The overall character is historic, complemented by the use of traditional materials with continuous rows of tall buildings divided by narrow alleys and lanes. This is the basis for its significance. The application building forms part of a tall terrace building facing High Street with commercial units on the ground floor. Its original appearance, with three commercial units of a traditionally small scale, would have made a positive contribution to the significance of the Conservation Area.

This application seeks to substitute the approved plans for plans that reflect what is on site:



The corbels, mouldings and pilasters are no longer proposed to be provided.

The use of the building remains the same. As part of the previous application and subsequent appeal the applicant had proposed amendments to the shopfront. These included new timber corbels and bolection moulding to the front elevation to create more traditionally designed double pilaster effect. The proposed changes to the shopfront were considered by the Inspector to add more historic detailing to the front elevation of this commercial unit and reflect other traditional shopfronts within this Conservation Area. Furthermore, the proposed changes to the pilasters were considered to help to reinstate the original appearance of three separate shopfronts, which would be in keeping with this section of the Conservation Area where smaller units are more prevalent.

It is also noted that some of the surrounding shopfronts on High Street are more modern in design than the application site, with limited detailing and use of modern materials. The Inspector did acknowledge that the proposed shopfront may not be an exact replica of the original historic shopfronts which were previously in this location, but that the proposed shopfront would appear more in accordance with the historic nature of this Conservation Area than many of the surrounding units and therefore, it would not detract from its overall character or appearance.

Whilst the originally proposed corbels and moulding would have added some more interest to the shopfront, they would not have been original and do not form part of the historic fabric. The proposed detailing would have given the appearance of it once being two individual units, but not three. The shopfront is an improvement on many of the surrounding units and therefore, on balance, the proposal to retain the existing shopfront as it is does not harm the surrounding Conservation Area.

The proposed shopfront preserves the character and appearance of the High Street Conservation Area. Therefore, the development does not conflict with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014. These policies seek to ensure that development conserves the character of the local historic environment, supporting proposals which preserve the significance of the Borough's heritage assets, including Conservation Areas.

Policy TC3 of the Gravesham Local Plan 1994 states that development will be expected to make a positive contribution to the Conservation Area. As the development makes only a neutral contribution to the Conservation Area, it does not accord with this policy. Nevertheless, the development does not harm the significance of the heritage asset and therefore would be considered acceptable in accordance with the historic objectives of the National Planning Policy Framework in Section 16.

Amenity

The retention of the shop front as it is built currently will have no detrimental impact on the amenities of surrounding properties and therefore accords with Policy CS19 of the Gravesham Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Given that this is an application to vary a condition any positive decision would need to include the conditions that were imposed on the appeal. These relate to refuse storage and collection, the extract ventilation system and odour control equipment and sound insulation.

Parking and Highways

The appearance of the shop front will have no detrimental impact on parking or highway safety and therefore no objection is raised on highways grounds.

Conclusion

The proposal to retain the shopfront as it is currently will have no detrimental impact on the character and appearance of the Conservation Area and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28 March 2023	Dated:	28th March 2023