

RUSSELL ASSOCIATES
A R C H I T E C T S
ARCHITECTURE:INTERIORS:PLANNING

Our Ref: 1429/E.001/CKM
Date: 23 September 2021

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent
DA12 1AU

Dear Sir/ Madam

**PROPOSED CONVERSION OF THE FIRST AND SECOND FLOOR FROM 1 NO. 4
BEDROOM DUPLEX RESIDENTIAL UNIT TO 1 NO. 1 BEDROOM FLAT AND 1 NO. 2
BEDROOM FLAT AT
FLAT ABOVE THE PEACOCK PUB, 78 PEACOCK STREET, GRAVESEND, DA12 1EG**

On behalf of our client Mr Hilton Bradish, please find enclosed a planning application for the conversion of the first and second floor of the building from a 4 bedroom duplex residential unit to 2 no. self-contained residential flats (Use class C3).

This application is without prejudice to the position that an earlier consent for conversion to two flats may well still be live as explained within the Supporting Statement. The community asset of The Peacock Pub on the ground floor and basement is retained as existing, and is not affected by the proposals of this application.

The proposed scheme is located at 78 Peacock Street which is currently the site of The Peacock Pub. The public house occupies the ground floor with an associated cellar in the basement. The first floor and second floor above currently provide a self-contained 4 bedroom duplex residential unit, with its own entrance. This existing arrangement with a 4 bedroom flat is inappropriate for its location above a public house, and there have been difficulties finding occupiers for the residential unit. Four bedroom flats are generally typically marketed towards and occupied by families, whereas the location above the pub renders the flat unsuitable for families, so effectively the flat would only be realistically occupied by flat sharers, more or less as an HMO, which is undesirable. It is considered that smaller units of 1 no. 1 bedroom flat and 1 no. 2 bedroom flat would be more appropriate for the location. The appearance of the building remains the same, as there is already a separate entrance.

Overall, the scheme provides 2 no. much improved viable residential units, and makes best use of the site without affecting the amenity of the host building, neighbours or the character and appearance of the surrounding area. We would therefore be grateful for consent.

The following documents and drawings accompany this application:

- Completed application form
- 1429.E. Supporting Statement
- App 1. 1429.01 Location Plan
- App 2. 1429.02.Existing Basement and Ground Floor Plans
- App 3. 1429.03.Existing First and Second Floor Plans

- App 4. 1429.04.Existing Front and Rear Elevations
- App 5. 1429.05.Existing Side Elevation
- App 6. 1429. Site Photographs
- App 7. 1429. Environmental Agency Flood Map
- App 8. 1429.10.Proposed Basement and Ground Floor Plans
- App 9. 1429.11.Proposed First and Second Floor Plans
- App 10. 1429.12.Proposed Front and Rear Elevations
- App 11. 1429.13.Proposed Side Elevation
- 1429. Cil Form
- The appropriate fee of £462.00 will be paid under separate cover.

We trust that this application will be validated in due course. If you require any further information, please do not hesitate to contact us.

Kind regards,

Connie Man

On behalf of **Russell Associates Architects**