

Delegated Report

Listed Building Consent

Application No: 20240677

Location: Sole Street House, Sole Street, Cobham, Gravesend, Kent, DA12 3AZ

Description: Application for Listed Building Consent; to install stannah stair lifts.

Applicant: Mr Alan Rowe

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 19 July 2024;
- Supplementary Information – Stannah Stairlift Sienna Brochure;
- Supplementary Information – Stannah Stairlift Details and Dimensions;
- Un-numbered Location Plan – Ordnance Survey Site Location Plan (scale – 1:1250);
- Un-numbered Location Plan – Block Plan (scale – 1:500);
- Drawing no. MAD-509-01 – Existing and Proposed Floor Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200325	Application for a Lawful Development Certificate in respect of the proposed re-categorising of Sole Street House and the Cottage in one single residential dwelling.	CERTIFICATE GRANTED	24.07.2020
20151231	Demolish six concrete block garages and erection of a six compartment carriage house.	PERMITTED	22.03.2016
20120469	Application for Listed Building Consent for internal and external alterations for conversion of the roof space into a bedroom involving installation of new window in gable end and a velux window and sunpipes in north east roof slope.	PERMITTED	18.07.2012
19840642	Listed Building Consent for the installation of new window in side elevation and internal alterations	PERMITTED	08.10.1984
19970736	Application for Listed Building Consent for the erection of a single storey porch extension on the eastern side elevation.	PERMITTED	10.12.1997
19970735	Erection of single storey extension on the eastern side elevation to form porch.	PERMITTED	10.12.1997
19550442	Conversion of stable block into self contained unit of accommodation with private garage.	PERMITTED	07.09.1955

19550168	Conversion of stable block into self contained unit of accommodation with private garage	PERMITTED	07.09.1955
19530218	Conversion of dwellinghouse into three flats	PERMITTED	07.10.1953

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

External Consultees

Cobham Parish Council – No comment received.

National Amenity Societies – No comment received.

Internal Consultees

GBC Conservation Officer – The proposed installation of stair lifts should be considered as a temporary and reversible alteration that will not result in permanent harm to the significance of the listed building. As such it would be advisable to require that the once the requirements for the stairlifts becomes redundant, that they are removed and any damages caused by fixings is made good.

Local Ward Councillors – No comment received.

Neighbouring properties

Neighbour consultation is not required for Listed Building Consent, however a site notice has been displayed and an advert published in the Gravesend Messenger.

The overall consultation period expired on 25 October 2024. No representations have been received.

Officer's Analysis

Sole Street House is a grade II listed building. The list description is set out below:

Late C18. Red brick with grey headers. Stone string course and parapet. Wide sash windows with mullions and glazing bars. Door up 3 steps with engaged columns, pediment, and semi-circular fanlight. Interior much altered.



This application proposes the installation of 3no. Stannah Stairlifts in the building. The lifts would provide access for occupiers to each level of the building. The plan excerpt below show the position of the lifts marked in blue.



Existing Second Floor Plan 1:100



Proposed Second Floor Plan 1:100



Existing First Floor Plan 1:100



Proposed First Floor Plan 1:100



Existing Ground Floor Plan 1:100



Proposed Ground Floor Plan 1:100

Design, Character and Appearance

As the property is a grade II listed building, Section 16 of the National Planning Policy Framework (NPPF) (2023) is relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 203 is of particular relevance and states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (LPFR) (1994) are also relevant. Policy CS20 (LPCS) places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC2 (LPFR) sets out the Council's approach to applications affecting listed buildings. It states that in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The proposed installation of stair lifts are a temporary and reversible alteration that will not result in permanent harm to the significance of the Listed Building. No objection was raised to the proposal by the Conservation Officer, subject to the attachment of a condition that requires removal and any damages from fixing to be made good, once they are no longer required.

Therefore, the proposal does not cause any permanent harm to the Listed Building and is in accordance with saved policy TC2 (LPFR), Policy CS20 (LPCS) and Section 16 of the NPPF (2023).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'.

The proposed stairlifts are a temporary, removable measure that provide access for all occupiers to the upper floors of the building and therefore would be fit for purpose and adaptable in accordance with Policy CS19 (LPCS). As set out above, the proposal does not impact the setting or historic fabric of the building and would meet needs of users in the interest of amenity.

Conclusion

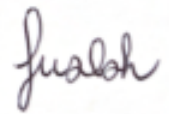
The application has been fully considered and is in accordance with local and national planning policy.

The proposed stairlifts are a temporary and removable measure that provides access to the upper floors for all occupiers. Therefore the proposal does not harm the historic fabric of the building and is recommended for approval, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11 th November 2024	Dated:	12 November 2024