



Delegated Report

Planning Application

Planning Application No: 20211196

Location: Land To The Rear Of Bridge Bar And Club 24 Stone Street Gravesend

Description: Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans.

Applicant: Mr L Kallar, Stonewater Ltd

Site Visit Date: 26 January 2022

Submitted Documents/Plans

- Application Form;
- Drawing no. SLP Revision C (Site Location Plan)
- Drawing no. D1.10 Rev E Proposed Site Plan with New Road Overlaid;
- Drawing no. D1.11 Rev G Proposed Lower Ground Floor;
- Drawing no. D1.12 Rev H Proposed Upper Ground Floor;
- Drawing no. D1.13 Rev E Proposed First Floor;
- Drawing no. D1.14 Rev C Proposed Second Floor;
- Drawing no D1.15 Rev C Proposed Third Floor;
- Drawing no. D1.16 Rev C Proposed Fourth Floor;
- Drawing no. D1.17 Rev B Proposed Roof Plan;
- Drawing no. D1.19 Rev B Proposed West Elevation;
- Drawing no. D1.18 Rev D Proposed North Elevation;
- Drawing no D1.20 Rev C Proposed South Elevation;
- Drawing no. D1.21 Rev D Proposed East Elevation;
- Drawing no. D1.22 Rev D West Street Scene Elevation;
- Drawing no. D1.23 Rev D North and South Street Scene Elevations;
- Drawing no. D1.24 Rev B Sections A-A & B-B;
- Light Penetration Plan, Bedrooms 2, units 3, 7 & 11/units 2, 6 & 10.

Relevant Planning History

Application Ref. No.	Description	Decision
20191187	**REVISED PLAN** Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4	Approved

	providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works.	
20160037	***REVISED DESCRIPTION/REVISED PLANS***Demolition of outbuildings, excavation of soil to form a lower ground floor B1 use, unloading bay and refuse areas with construction of upper ground floor and floors 1 to 5 providing a total of 4no. one bedroom self-contained flats and 15no. two bedroom self-contained flats and associated external works.	Approved

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesham Town Centre Opportunity Area
- CS07 – Economy, Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy
- CS11 – Transport
- CS13 – Green Space, Sport and Recreation
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development affecting Conservation Areas
- TC7 – Other Archaeological Sites
- P3 – Vehicle Parking Standards

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.

Other material considerations

National Planning Policy Framework (February 2021)

- Section 2 – Achieving sustainable development
- Section 4 - Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 7 – Ensuring the vitality of town centres
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)
- Upper Windmill Street Conservation Area Character Appraisal (2009)
- King Street Conservation Area Character Appraisal (2009)
- Historic England Conservation Principles Policies and Guidance (2008)

Consultations, Publicity and Representations

Consultees

GBC Highways

No objection

GBC Regulatory Team

'If this application is approved, the building will therefore need to be carefully designed to ensure its occupiers are adequately protected from such external noise sources, as well as noise arising from the nearby commercial uses (including the newly proposed use that forms part of this application) and without compromising any requirements relating to air quality.'

Conditions relating to noise impact assessments, noise insulation, works of construction, contamination/watching brief, drainage/sewerage requested.

KCC Heritage

No objection;

KCC Highways

No objection;

Southern Water

Comments unchanged

Kent Police – Design Out Crime

No objection, subject to applicant adopting Secure by Design principles. Conditions suggested;

Natural England

No objection, subject to SAMMs contributions.

Neighbouring properties

16 surrounding properties were consulted and a site notice was posted near the site. The date of overall expiry for the application was 24 Stone Street. No comments have been received.

Officer's Analysis

The application has been submitted as a section 73 application and Local Planning Authority has previously assessed the principle of development (Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works.) to be acceptable with the approval of 20191187 subject to 28 planning conditions being attached to that permission and a S.106 agreement.

For the purpose of this application no fresh issues can be introduced and only the issues relating to the variation of condition 2, approved plans, can be considered.

Paragraph 017 of Planning Practice guidance states '*There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.*'

It is important to note that the application site lies to the rear of No. 24 Stone Street itself, the building is still relevant in terms of context. no. 24 Stone Street forms the northern end of a Grade II Listed terrace of five buildings, having been listed in 1975. It also lies within the northern boundary of the Upper Windmill Street Conservation Area, adjacent to the King Street Conservation Area and Darnley Road Conservation Area.

Having reviewed the application, a summary of the changes proposed are listed as follows;

- New entrance relocated on Athboy Road at lower ground level;
- Both the eastern/western wing have a changed footprint;
- Changes to the boundary wall around the building to accommodate new entrance;
- Changes to the accommodation schedule (from 3no. 1bed/11no. 2bed flats to 4no. 1bed/10no. 2bed flats);
- Change the footprint from 324sq.m to 345sq.m;
- Change in B1 floorspace 248.7sq.m to 265.9sq.m;
- Change in D2 floorspace from 209sq.m to 190.1sq.m
- Total change in D2/B1 floorspace from 458sq.m to 468sq.m.

In order to understand the changes a comparison between the approved scheme and submitted scheme needs to be undertaken;

Approved Elevations

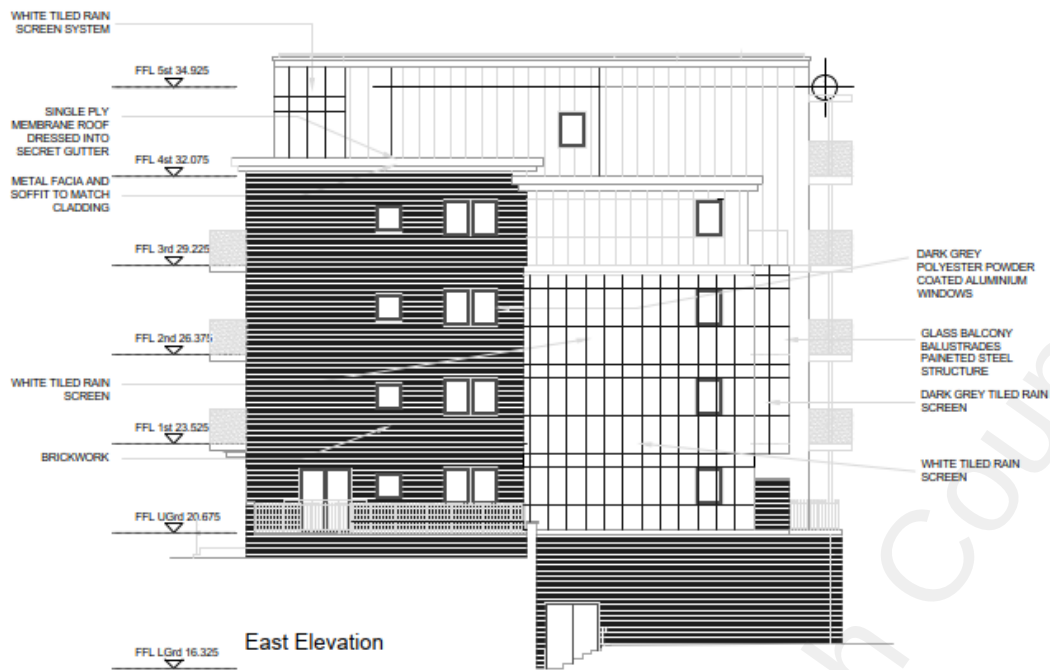
Approved - North Elevation



Approved - South Elevation



Approved - East Elevation



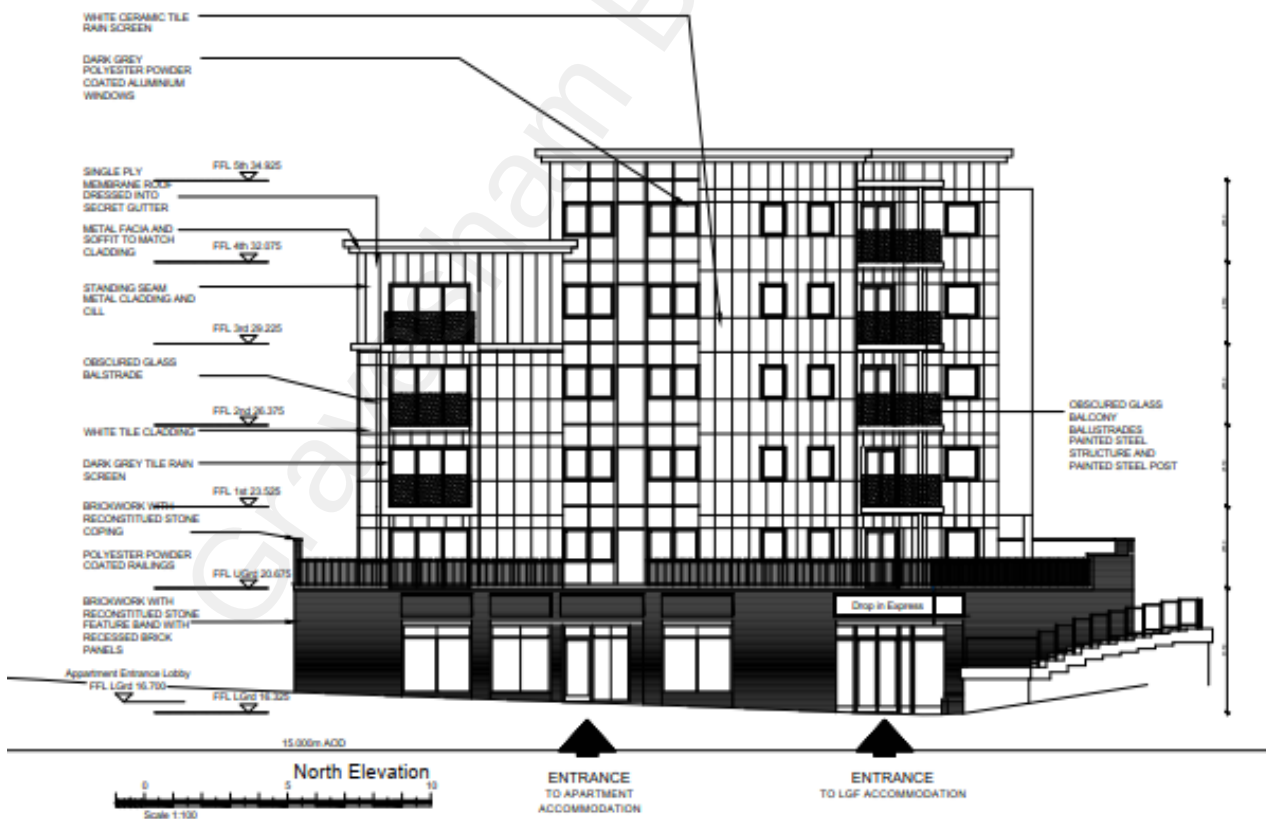
Approved West Elevation



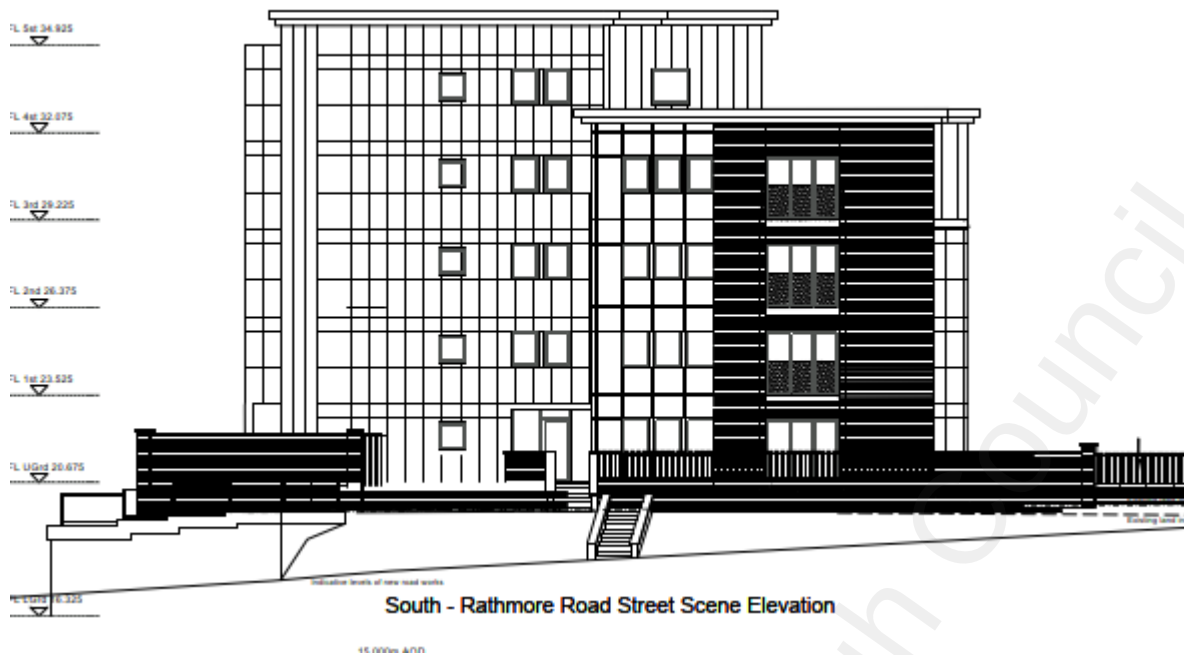
West - Station Forecourt Street Scene Elevation

Proposed Elevations

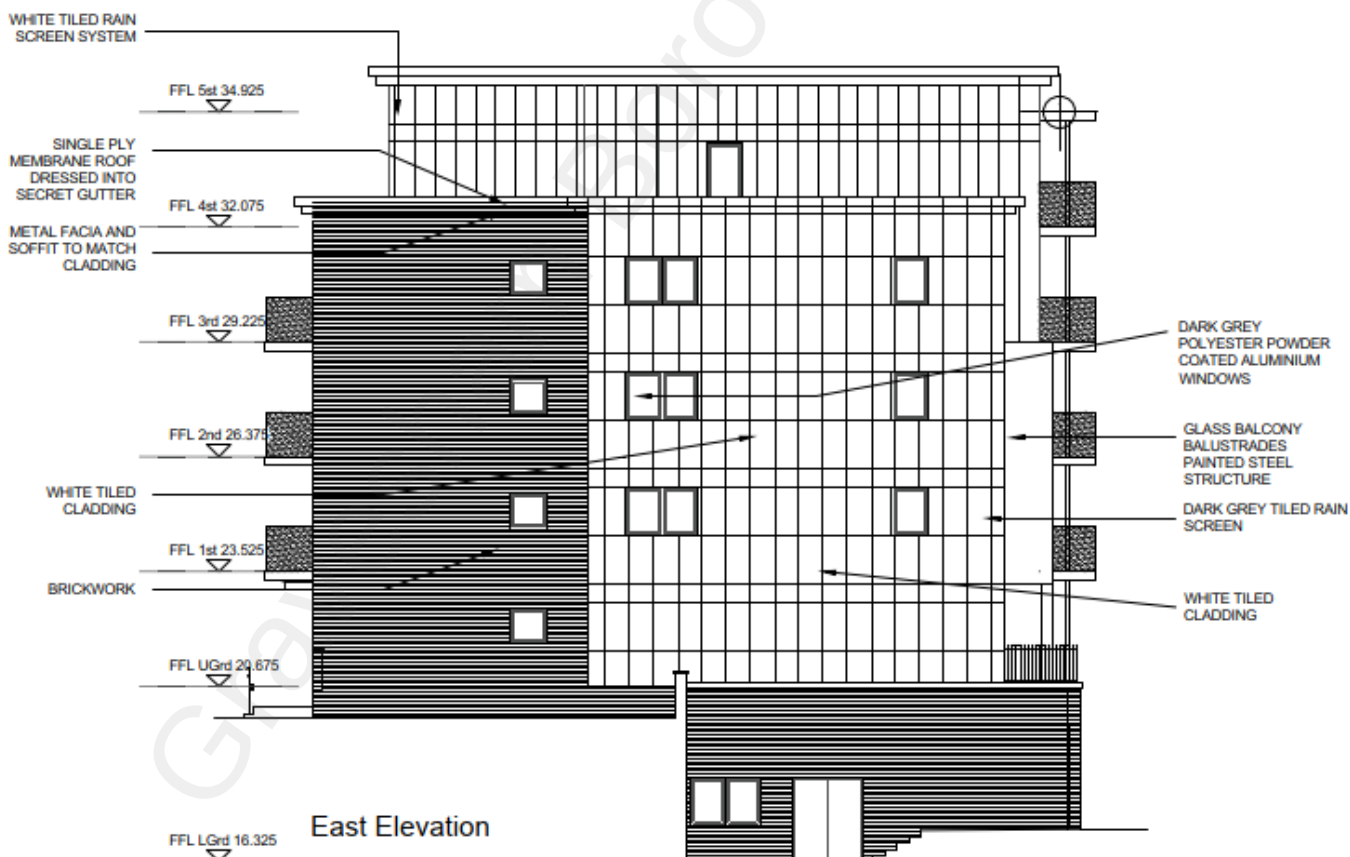
Proposed – North Elevation



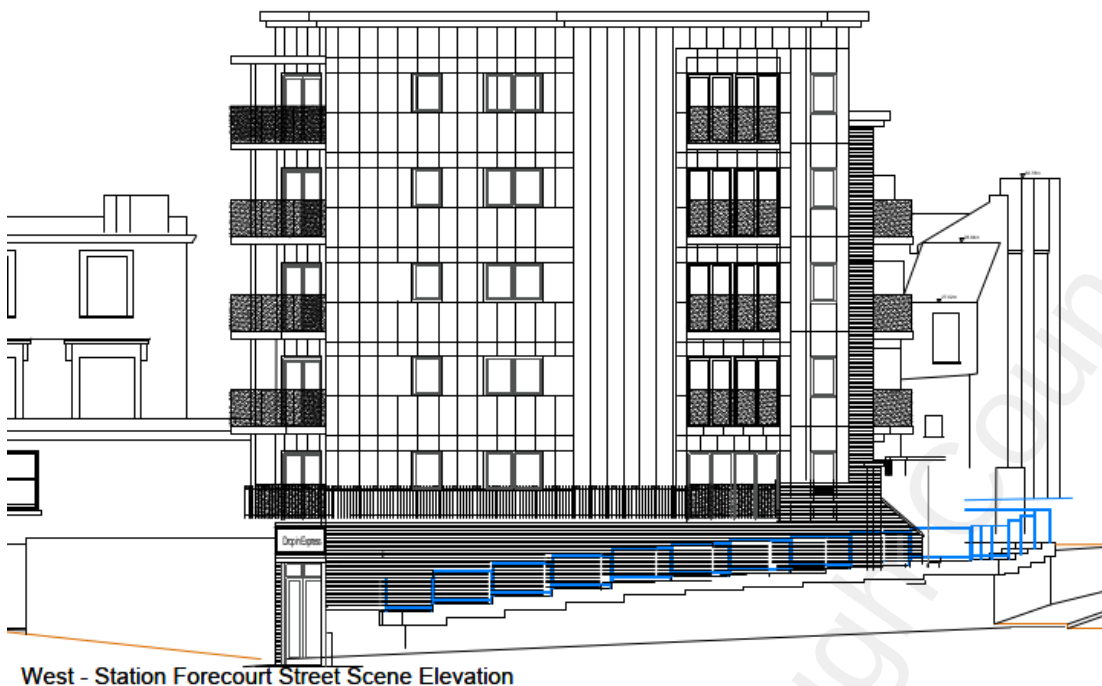
Proposed – South Elevation



Proposed – East Elevation

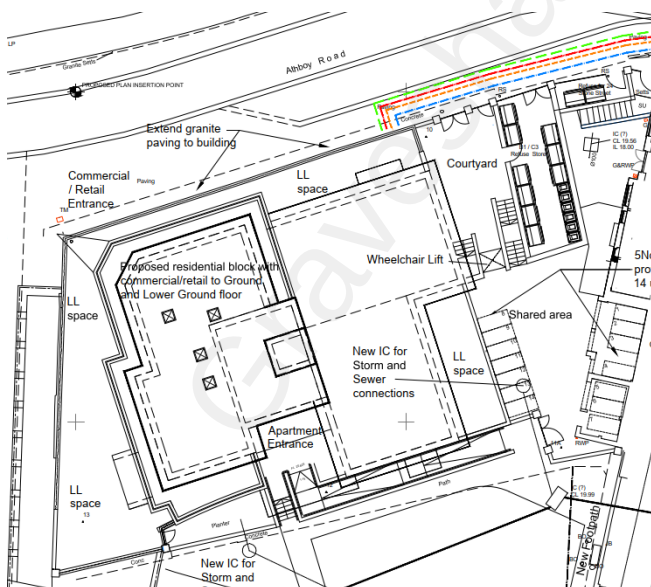


Proposed – West Elevation

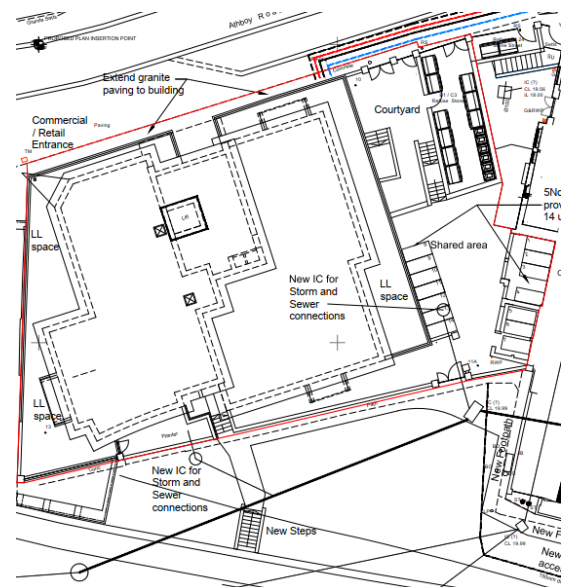


The plans above indicate the elevations of the approved development (20191187) and the current application and it is apparent the overall changes are the proposed amendments are marginal. The relocation of the main entrance to Athboy Road entails that the internal core staircase leading to the residential accommodation above upper ground level has been situated to the northern side of the building. The northern elevation plans indicates the new position of the main entrance, but also with the increased massing on the fourth floor. There are slight changes to the fenestrations on all elevations, although the locations of the balconies are broadly in similar locations to the approved scheme, overall, the changes to the elevation treatments are not considered significant.

Approved Site Layout



Proposed Site Layout



While not entirely clear from the plans above, but the shape of the proposed site layout, subject of this application has changed the shape of the footprint of the building so that building has increased in massing

and ultimately brings the northern elevation (along Athboy Road) and the western elevations of the building closer to the boundary edge. The approved footprint amounts to 324sq.m, at upper ground level, and increased to 345sq.m on the current s73 application. There are also changes proposed to the boundary wall around the site, however, but again this is principally to accommodate the new entrance along Athboy Road.

Evidently, as a result of the relocation of the main entrance for residential accommodation, the shape of the building has changed and effectively increased the massing of the building, as indicated by the layout plans above.

The number of residential units remains the same in the approved building, although, there are slight changes to the accommodation schedule and the general size of the rooms. These are outlined below;

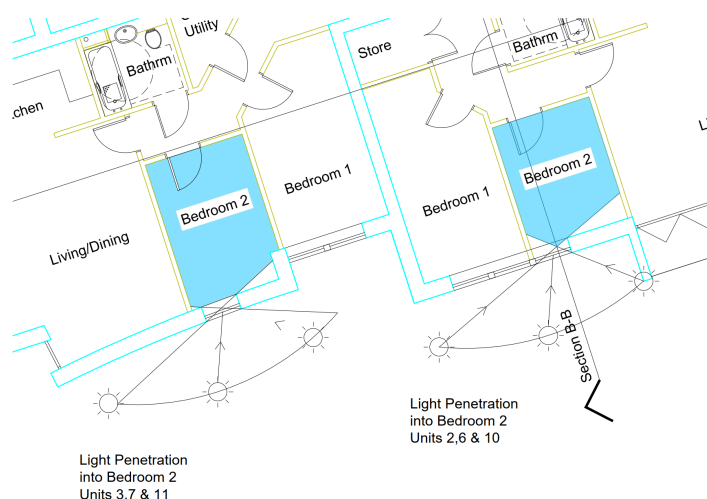
Approved sizes (20191187)

Proposed Sizes (20211196)

Flat	Approved Floorspace	NDSS (sqm)(min)
1 (2bed)	62 sq.m	61sq.m
2 (2bed)	66sq.m	61sq.m
3 (2bed)	62sq.m	61sq.m
4 (1bed)	55sq.m	39sq.m
5 (2bed)	62sq.m	61sq.m
6 (2bed)	66sq.m	61sq.m
7 (2bed)	62sq.m	61sq.m
8 (1bed)	55sq.m	39sq.m
9 (2bed)	62sq.m	61sq.m
10 (2bed)	66sq.m	61sq.m
11 (2bed)	62sq.m	61sq.m
12 (1bed)	55sq.m	39sq.m
13 (2bed)	62sq.m	61sq.m
14 (2bed)	66sq.m	61sq.m

Flat	Proposed Floorspace	NDSS (sqm)(min)
1 (2bed)	62sq.m	61sq.m
2 (2bed)	74sq.m	61sq.m
3 (2bed)	71sq.m	61sq.m
4 (1bed)	55sq.m	39sq.m
5 (2bed)	62sq.m	61sq.m
6 (2bed)	74sq.m	61sq.m
7 (2bed)	71sq.m	61sq.m
8 (1bed)	55sq.m	39sq.m
9 (2bed)	62sq.m	61sq.m
10 (2bed)	74sq.m	61sq.m
11 (2bed)	71sq.m	61sq.m
12 (1bed)	55sq.m	39sq.m
13 (2bed)	71sq.m	61sq.m
14 (2bed)	55sq.m	61sq.m

The change in footprint of the building inevitably and amends the layout of each of the flats, the fenestration to each flat and, indirectly, changes whether some of the flats are single aspect or dual aspect. As a result, there were concerns with proposed layouts since some of the flats now become single aspect of second bedrooms of the flats had an awkward window which was not centrally place to the bedroom. However, having liaised with the agent, they have clarified the matter and provided assurances that the second bedrooms of flats 2,3, 6, 7,10 & 11 would have adequate light saturation.



It is evident that the relocation of the main entrance to the site has resulted in incremental changes to the overall, footprint, scale, massing and design. Notwithstanding the above, the LPA are of the view that even with the incremental changes proposed, these are not considered significant amendments to the scheme as a whole.

The heritage sensitivities of the site has been briefly mentioned above and while the changes external to the building, these are not considered to be significantly different to the approved building. Furthermore, no objections have been raised by KKC Heritage or GBC Conservation.

In light of the above, the proposed changes do not conflict with local or national planning policy.

Other Matters

Comments have been received from the GBC Regulatory Team, and have requested conditions to be added. However, as this is a s73 application to vary the plans slightly, no new conditions can be added as these issues would have been addressed on the approved application 2019. All the relevant conditions will be carried over.

Conclusion & Recommendation

The accompanying S106 on the approved application agreement has an appropriate clause, meaning the previous obligations will be carried over into the new application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	10th February 2022	Dated:	14th December 2022