



Delegated Report

Householder Planning Application

Planning Application No: 20221341
20221344

Location: Ashley Down Nursing Home 29 Clarence Place Gravesend Kent

Description: 20221341 - Application for Listed Building Consent in respect of the proposed remedial works to existing damaged roof.

20221344 - Proposed remedial works to existing damaged roof.

Applicant: Mr Retin Patel

Site Visit Date: 27 January 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 103 – Existing and Proposed Details;
- Drawing no. 100 – Roof Plan;
- Drawing no. 101 – Elevations;
- Drawing no. 102 – Elevations;
- Drawing no. 104 – Site Location Plan;
- Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20171031	Application for Listed Building Consent in respect of the recovering of main roof with machine made tiles.	Permitted	28.05.2019
20161074	Application for Listed Building Consent for the recovering of the roof with machine made clay tiles.	Withdrawn	05.05.2017
20120732	Application for approval of condition 3 attached to Listed Building Consent reference number 20110887 relating to the tile sample.	Approved	16.10.2012
20110887	Application for renewal of Listed Building Consent reference number 20080025 for the re-covering of the roof with machine made clay tiles	Permitted	12.12.2011
20080025	Application for Listed Building Consent for the re-covering of the roof with machine made clay tiles.	Permitted	23.10.2008
19871066	Application for Listed Building Consent for partial re tiling of the roof	Permitted	10.03.1988

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

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

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Windmill Hill Conservation Area Character Appraisal (2007)
- Management Plan Gravesend's 19th Century Suburban Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

The proposed re tiling of the main roof appears to follow the previous application (20171031) requirements for replacing of failed tiles.

Tile samples and colour mix specification are to be submitted for approval.

There is one area of clarification required for the flat roof. The plans and application form refer to a felt covered flat roof whilst the drawing number 103 refers to lead finish. The latter would be preferable.

No response from:

- National Amenity Societies

Neighbouring properties

20221341 – Site and press notices (no neighbour consultation as not required for LBC applications) – overall consultation expiry date was 17 February – no responses received.

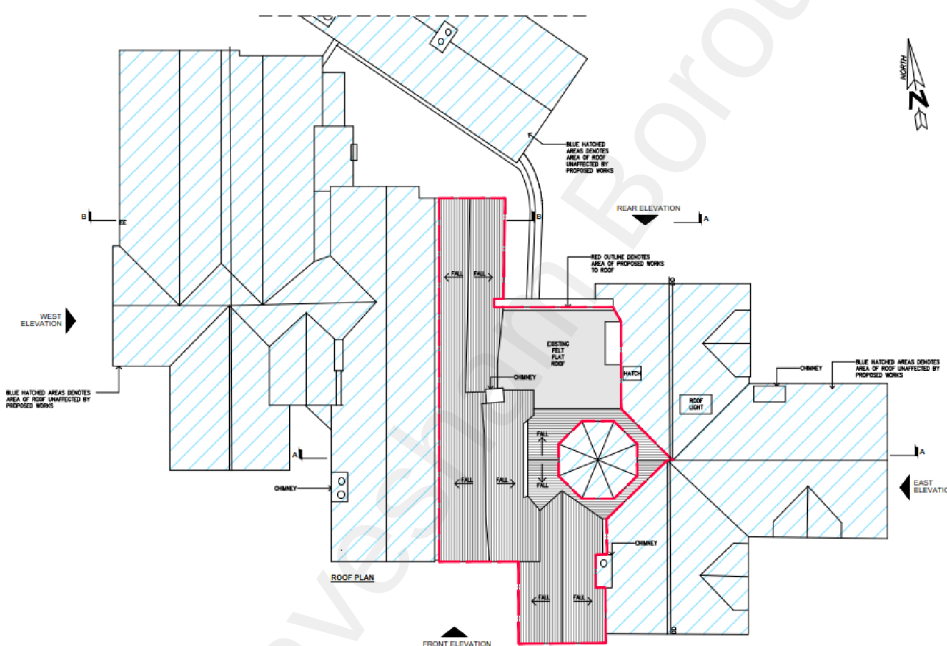
20221344 – 5 neighbouring properties consulted plus site and press notices – overall consultation expiry date was 10 February – no responses received.

Officer's Analysis

No. 29 Clarence Place is a prominent building located at the eastern end of Clarence Place at the junction with Parrock Street. The building was listed on 1 July 1972 and is late 19th century in date; it is also situated within the Windmill Hill Conservation Area.

This application is for planning and listed building consent for remedial works to part of the roof of the building. The principal considerations in the assessment of this application are whether the proposed works would preserve the special architectural and historic interest of this listed building and whether it would preserve or enhance the character and appearance of the Windmill Hill Conservation Area.

The works relate to a central part of the roof of the building as shown in red below and which is said to be in a poor state of repair as evidenced in the photographs in the planning statement.



The proposed works are as follows:

- Existing clay tiles to be removed and re-used where possible/replaced with new to match existing;
- New timber battens to replace existing damaged battens;
- New lead roofing to replace existing;
- New breather membrane;
- Existing rafters to be re-used where possible and damaged rafters to be replaced to match existing;
- Existing joists to be re-used where possible/damaged joists to be replaced to match existing;
- Existing ply and firrings to be replaced; lead roofing replaced to match existing;
- Proposed insulation between ceiling rafters and proposed insulated plasterboard on inside face.

There have been several previous consents for retiling as seen in the planning history section with the most

recent being the listed building consent granted on 28 May 2019 under reference number 20171031; there have also been previous consents before that in 2011, 2008 and 1987 – none of these consents have ever been implemented. It can be seen from the photos in the planning statement that on the part of the roof subject of this application there are a number of tiles in a poor state of repair and inappropriate modern patch repair tiles have been installed as seen in the photo from the planning statement below:



Given the condition of some of the tiles and the inappropriate patch repair tiles that have been installed (and having due consideration of all of the previous permissions) it is considered that the proposal to repair the existing roof by retaining any existing tiles where possible with any shortfall to be made up with tiles to match existing would be acceptable. In application ref. 20171031 samples of the proposed replacement tiles were submitted within the application and were Rosemary Clay Craftsman (by Redland Tiles) using a mix of 70% of '98: Victorian' tiles and 30% of '85: Albury' tiles; these were considered to be sympathetic roof tiles to the listed building in terms of the colour and mix.

In this application the applicant has submitted the following and as seen in the below photo:

- 2 x old tiles from the roof;
- 2 x re-conditioned tiles from the roof (Acme); and
- 1 x new tile (Rosemary)



The new Rosemary tile which has been submitted is not considered a good match the period tiles on the roof and instead it clearly matches the modern Acme tiles on the roof used for patch repairs (the re-conditioned samples submitted). The Acme roof tiles already installed for the patch repairs in the past are not appropriate or sympathetic to this listed building due to their colour being out of keeping with the period tiles and being one flat colour with no graduated mix of tone that the period tiles have. The Rosemary tile which has been submitted as the proposed new tile is the same as the Acme tile – it is an unacceptable colour and has the same all over flat tone which is not respectful to the period tiles.

In the previous application ref. 20171031 the permitted replacement tiles were Rosemary Clay Craftsman (by Redland Tiles) using a mix of 70% of '98: Victorian' tiles and 30% of '85: Albury' tiles. These were considered a sympathetic colour, had a variation in tone across the tile and with a mix of two different tiles being used this provided a sympathetic colouring and tone to the roof which respected the original period roof tiles. It therefore would have been expected that those approved tiles would have been proposed again in this application. The samples submitted in that application are shown below for ease of reference:



It was noted at the site visit that development has already commenced on site (despite the fact the applications are still being considered) and parts of the roof tiles have been removed and it would appear that the inappropriate Rosemary tile, which has submitted as a sample and is not considered acceptable, is being used - note the section of roof to the left of the capulet and the tiles stacked on the scaffolding in the below image:



A condition will therefore need to be worded to ensure that notwithstanding what has been submitted, a sample roof tile will need to be submitted for approval within a certain time frame and the tiles as approved will then need to be installed within a certain time frame. An informative is suggested to advise that the tile samples should be as those approved under previous application ref. 20171031.

In terms of the other works to the roof these are considered acceptable. The case officer has confirmed with the agent that the flat roof is to be replaced in lead to match existing as per drawing no. 103 despite the discrepancy between the plans and documents in the submission and this can be conditioned to affirm this.

Overall therefore subject to conditions (which include ensuring a suitable sample of tile is submitted and upon approval, installed) it is considered the proposal would protect the architectural and historic interest of this grade II listed building and by extension would preserve the character and appearance of the Windmill Hill Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Subject to conditions (which include ensuring a suitable sample of tile is submitted and upon approval, installed) the proposal would protect the architectural and historic interest of this grade II listed building and would preserve the character and appearance of the Windmill Hill Conservation Area.

Recommendation:

20221341 – Permission (Listed Building Consent) subject to conditions

20221344 – Permission subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23rd February 2023	Dated:	24 February 2023