



Delegated Report

Application Nos:	20211127 (planning application) and 20211128 (listed building application)
Location:	Gravesend Railway Station, Rathmore Road, Gravesend, Kent, DA11 0HP
Description:	Installation of an InPost parcel locker
Applicant:	InPost
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the applications:

Cover letter received 15 September 2021;
Application form received 15 September 2021;
Heritage Statement received 15 September 2021;
Design and Access Statement received 15 September 2021;
Drawing no. L(01)001 Rev. P1 (Existing Plans) received 22 September 2021;
Drawing no. L(02)001 Rev. P2 (Existing Elevations) received 22 September 2021;
Drawing no. L(01)101 Rev. P2 (Proposed Plans) received 22 September 2021;
Drawing no. L(02)101 Rev. P2 (Proposed Elevations) received 22 September 2021;
Drawing no. L(00)001 Rev. P2 (Location Plan) received 11 October 2021;
Drawing no. L(00)002 Rev. P2 (Existing Site Plan) received 11 October 2021; and
Drawing no. L(00)101 Rev. P2 (Proposed Site Plan) received 11 October 2021.

Relevant Planning History

There is a long history of planning applications relating to the Railway Station, none of which are relevant to this particular application.

Development Plan

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS19 – Design and Development Principles
CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994

TC2 – Listed Buildings
P3 – Vehicle Parking Standards

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation

Areas) Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 33 of the NPPF 2021 sets out that those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport

Section 12 – Achieving well-designed places

Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG)

SPG4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

KCC Heritage

No comments in respect of archaeological matters in respect of this application.

GBC Conservation Officer

Could the stainless steel finish be changed to a blue colour to match the railings and adjacent gates?

Neighbouring properties

The application has been advertised by individual neighbour letters to 12 properties, on site and in the press. The consultation periods expired on 9 and 19 November 2021 respectively.

No letters of representation have been received.

Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

The applications seek planning permission and listed building consent for the installation of an InPost parcel locker.

The locker will be approximately 6m wide, 2.2m high and 0.9m deep. There will be a central

canopy over a touch screen display, which will project approximately 0.7m to the front of the locker.

The InPost Locker will be located within the curtilage of Gravesend Railway Station. The locker will be positioned on an area of hardstanding, within a walled enclosure to east of the main station building, fronting onto Rathmore Road. The locker can therefore be accessed directly from Rathmore Road, without entering the station building.

InPost Lockers provide a convenient way for customers to collect goods which they have purchased at a time which suits them rather than having to wait for goods to be delivered to their home or place of work.

Lockers such as this often benefit from 'permitted development rights' afforded by Schedule 2, Part 7, Class C 'Click & Collect facilities' of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) subject to certain conditions being met. However, in this case, the InPost Locker is located within the curtilage of a listed building, and as such Part 7 Class C rights do not apply.

Principle Issues

The main issues to consider in the determination of this application are the design of the parcel locker and the impact on the character and appearance of the Grade II Listed station building, the effect of the proposal on residential amenities, and its impact on highway safety and parking provision.

Design, Character and Appearance

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF 2021 also places great significance on the desirability of sustaining and enhancing heritage assets (paragraph 197). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings, the primary consideration is the maintenance of the integrity of the original listed building. Proposals must be sympathetic in terms of their appearance and materials.

As the proposal falls within the curtilage of the Grade II Listed Gravesend Railway Station Building, these policies are all relevant to the consideration of this application. The list description for the station is as follows:

Built in 1849. This consists of a central portion of 1 storey stock brick with a cornice and colonnade of 4 columns, now boxed in and 3-light sashes behind. This portion has a room with a 3-light bow window looking on to the platform. The central block is flanked by 2 2-storey stock brick pavilions with stuccoed cornices. 1 sash to each and a 3-light sash window on the ground floor, on the left hand side incorporating a door. Each of these pavilions is in turn flanked by a recessed portion of 2 storeys stock brick with 1 sash and a round-headed doorcase with fanlight.

The parcel locker will be located on an area of hardstanding to the east of the main station building, and will be positioned against a wall on the far eastern boundary. The locker will be lower than the existing wall. Its appearance will be functional, which would not be out of character within the town centre surroundings. It will not be a permanent structure as such, and its proposed size and position is considered to be fairly discreet within the site and against the backdrop of the listed building. The Conservation Officer has suggested that instead of the proposed white metal finish, it be painted blue to match the station railings and gates. This can be conditioned.



On this basis, the proposal is considered to be acceptable, as it would not harm the architectural and historic interest of the listed station building and would be in keeping with the surrounding street scene. The proposal would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, saved Policy TC2 of the Local Plan 1994 and paragraphs 126, 130 and 197 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

There are no residential properties nearby. There is therefore no conflict with Policy CS19 of the Core Strategy 2014 in respect of residential amenities.

Parking and Highways

This is a town centre site with public parking provision nearby. The station also has a drop off and pick up area outside for station users, and a small car park to the east. The parcel locker would not impact on highway land and there is unlikely to be any significant impact on parking or

highway safety from its use. There would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

Conclusion

Overall, the proposal is considered to be acceptable in terms of the impact on the Grade II Listed station building, and the character and appearance of the wider street scene. The proposal is also considered to be acceptable in relation to residential amenities and highway matters. The proposal would comply with the requirements of the Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policy TC2 of the Gravesham Local Plan First Review 1994, and paragraphs 126, 130, and 197 of the National Planning Policy Framework 2021.

Recommendation:

Permission with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 02.12.2021	Dated: 03 December 2021