



# Delegated Report

## Minor-material Amendment Application

**Planning Application No:** 20230693

**Location:** Flat Harmer House 3 - 11 Harmer Street Gravesend

**Description:** 20230693 - Application for variation of conditions 2 of planning permission reference 20140715 for the conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats.; to allow the internal configuration to be amended.

**Applicant:** Mr Farouk Karim

**Site Visit Date:** 4<sup>th</sup> August 2023

### Submitted Documents/Plans

20230693

Planning Application Form;

Drawing No. 001 Rev B – Proposed Floor Plans Lower Ground, Ground;

Drawing No. 002 Rev A – Proposed Floor Plans First, Second;

Drawing No. 003 - Proposed Floor Plans Third;

Drawing No. 004 Rev B – Proposed Front Elevations; and

Drawing No. 005 Rev B – Proposed Rear Elevations.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Decision            | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20230679  | Application for variation of conditions 2 of planning permission reference 20140845 for application for Listed Building Consent for internal and external alterations to the rear building fronting West Crescent Road involving the construction of a third floor level and new mansard roof, in connection with the conversion of the rear building into 16 two bedroom self-contained flats and 3 one bedroom self contained flats; to allow the internal configuration to be amended. | Currently Invalid   |               |
| 20210857  | Application for approval of condition 5 of Listed Building Consent reference number 20200675 relating to all external facing materials.                                                                                                                                                                                                                                                                                                                                                   | Approval of Details | 24.02.2022    |
| 20210856  | Application for approval of condition 5 of Planning Permission reference number 20200674 relating to all external facing materials.                                                                                                                                                                                                                                                                                                                                                       | Approval of Details | 24.02.2022    |
| 20191275  | ***REVISED PLANS***<br>Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number                                                                                                                                                                                                                                                                                                                                                             | Approval of Details | 15.06.2021    |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                     |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|
|          | 20190083 relating to the details of the refuse storage area, accommodating at least four 1100 litre wheelie bins, including details of the ramp access into and out of the courtyard area via West Crescent Road, Noise Impact Assessment and Air Quality Mitigation Scheme.                                                                                                                                                                                                      |                     |            |
| 20200736 | Application for the approval of conditions 4 attached to Listed Building Consent reference number 20190070 relating to the details of external facing materials.                                                                                                                                                                                                                                                                                                                  | Approval of Details | 10.09.2020 |
| 20200675 | Application for a minor material amendment to Listed Building Consent reference no 20140845 for variation of approved plans for condition 2 to allow alteration to internal configuration.                                                                                                                                                                                                                                                                                        | Permission          | 07.09.2020 |
| 20200674 | Application for a minor material amendment to planning permission reference no 20140715 for conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats, variation of approved plans for condition 2 to allow alteration to internal configuration.                 | Permission          | 07.09.2020 |
| 20200656 | Application for the approval of condition 3 attached to planning permission reference number 20190070 relating to the submission of drawings to a scale of 1:5 or full size of all new external joinery, windows and doors                                                                                                                                                                                                                                                        | Approval of Details | 26.08.2020 |
| 20191269 | Application for the approval of conditions 4, 5 and 6 attached to Listed Building Consent reference number 20190070 relating to the details of all new external joinery, windows and doors (including the proposed basement french doors, external facing materials, the opening up of the lightwells at ground floor level, and the changes at basement level and the precise location of all vents and outlets on the rear elevation and details of how they will be concealed. | Approval of Details | 17.06.2020 |
| 20190083 | Conversion of the main frontage building into 5 two bedroom self-contained maisonettes, 6 two bedroom self-contained flats and 9 one bedroom self-contained flats involving demolition of the connecting outbuildings at the rear to reinstate the courtyard and lightwells and provision of bin stores accessed through West Crescent Road.                                                                                                                                      | Permission          | 24.07.2019 |
| 20190070 | Application for Listed Building Consent for the conversion of 3 to 11 Harmer Street from offices to 20no. residential apartments containing 9no. 1-bed units and 11 no. 2-bed units including demolition of connecting buildings to rear to reinstate courtyard and lightwells.                                                                                                                                                                                                   | Permission          | 07.06.2019 |
| 20180434 | Application for the approval of conditions 4 and 5 attached to Listed Building Consent reference number 20140845 relating to detailed and samples of all new external joinery, windows and doors                                                                                                                                                                                                                                                                                  | Approval of Details | 05.04.2019 |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
|          | (including the new enlarged arched windows) and samples of all external facing materials.                                                                                                                                                                                                                                                                                                                                                                                               |            |            |
| 20140845 | Application for Listed Building Consent for internal and external alterations to the rear building fronting West Crescent Road involving the construction of a third floor level and new mansard roof, in connection with the conversion of the rear building into 16 two bedroom self-contained flats and 3 one bedroom self contained flats.                                                                                                                                          | Permission | 25.09.2015 |
| 20140730 | ***AMENDED DESCRIPTION/REVISED DRAWINGS***<br>Application for Listed Building Consent for the demolition of the connecting buildings at the rear to re-instate the courtyard and lightwell and provision of bin stores accessed through West Crescent Road. Internal alterations on all floor levels and external alterations to the front and rear elevations, in connection with the conversion of the frontage building into 20 self-contained maisonettes and self-contained flats. | Permission | 09.02.2015 |
| 20140715 | Conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats.                                                                                                                                                                                                              | Permission | 12.08.2015 |
| 20140573 | Conversion of the main frontage building into 5 two bedroom self-contained maisonettes, 6 two bedroom self-contained flats and 9 one bedroom self-contained flats involving demolition of the connecting outbuildings at the rear to reinstate the courtyard and lightwells and provision of bin stores accessed through West Crescent Road.                                                                                                                                            | Permission | 05.02.2015 |

## Development Plan

### Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles
- CS20 – Heritage and the Historic Environment

### Saved Policies in the 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.

#### National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standards (2015)

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.

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

### **Consultations, Publicity and Representations**

#### GBC – Environmental Protection

No objection to this variation application. However, the revised layout must consider any noise mitigation measures that were proposed under Condition 8 of the original application and ensure that these are applied to the revised layout.

#### GBC - Conservation Officer

No comments received.

### **Officer's Analysis**

#### Procedural Note

This application seeks a minor material amendment to the original planning permission with reference 20140715. Looking at the planning history, there have been two subsequent applications, one of which was a minor material amendment to the original scheme (application ref. 20200674) which included changes to the internal layout. However, it has been confirmed in writing by the agent on 24<sup>th</sup> August 2023, that this current application is an amendment to the original 2014 (20140715) permission.

#### Proposal

This application seeks permission for a minor material amendment for the variation of condition 2 attached to planning permission reference 20140715 for the conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to

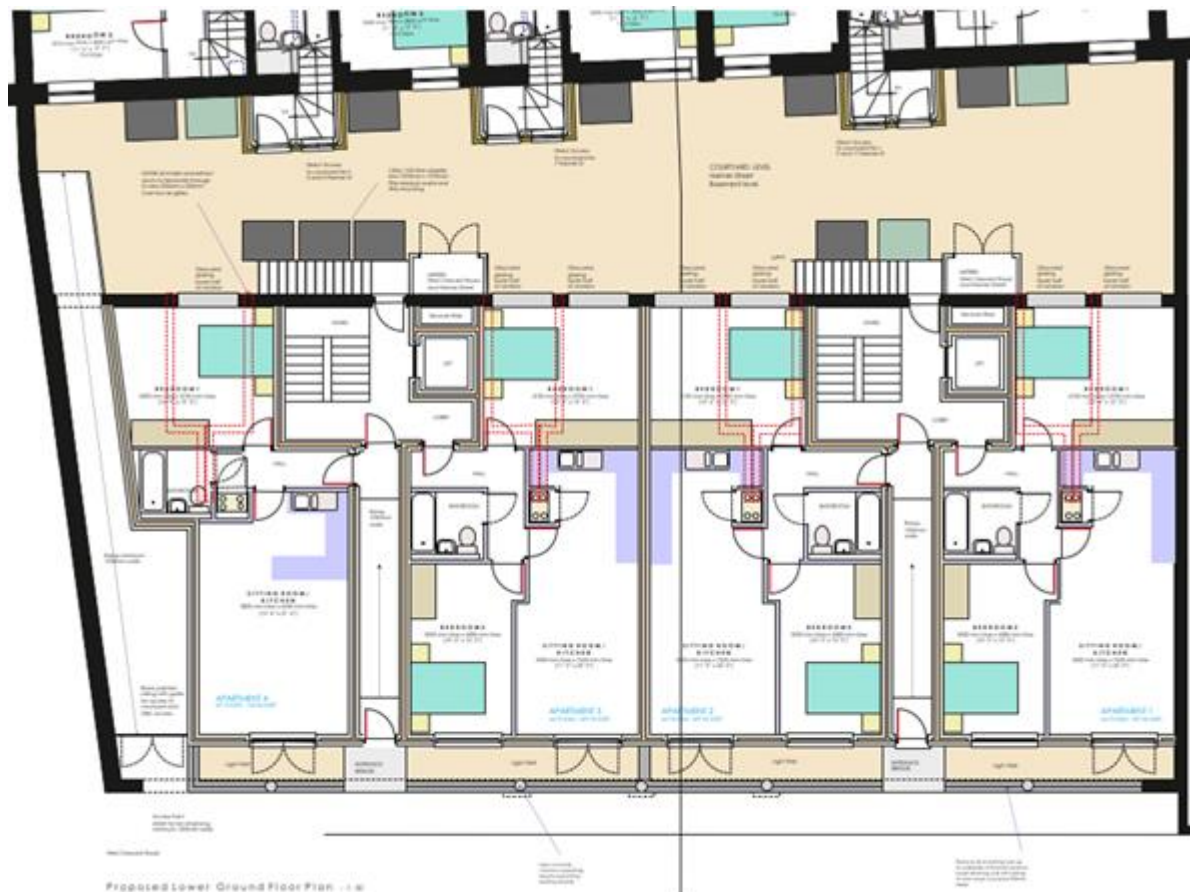
the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats.; to allow the internal configuration to be amended.

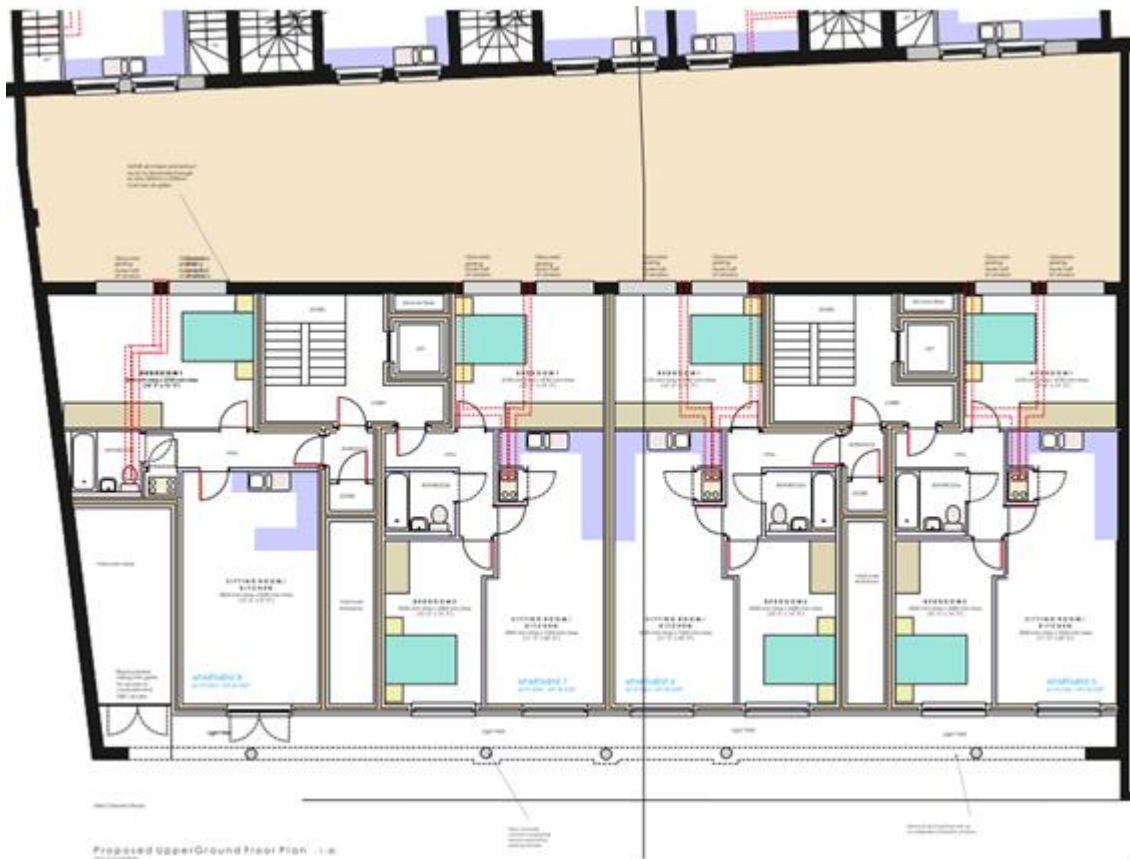
The proposal is for a variation of condition 2 to allow for internal changes to the flats. The submitted application form states that “Due to the structural reasons the internal configuration has been amended. Flats now have more efficient and rational internal layout.”

In terms of the internal layout, there is a complete change to all of the units, however looking at the submitted revised floorplans, they do appear to be an improvement, with better access and more fluid movement between the rooms. There is no change to the number of bedrooms to the units, however it is noted that flats 4 and 8 on the lower ground and ground floor respectively and the third floor units (flats 17 – 19) do include a study each on the revised floor plans.

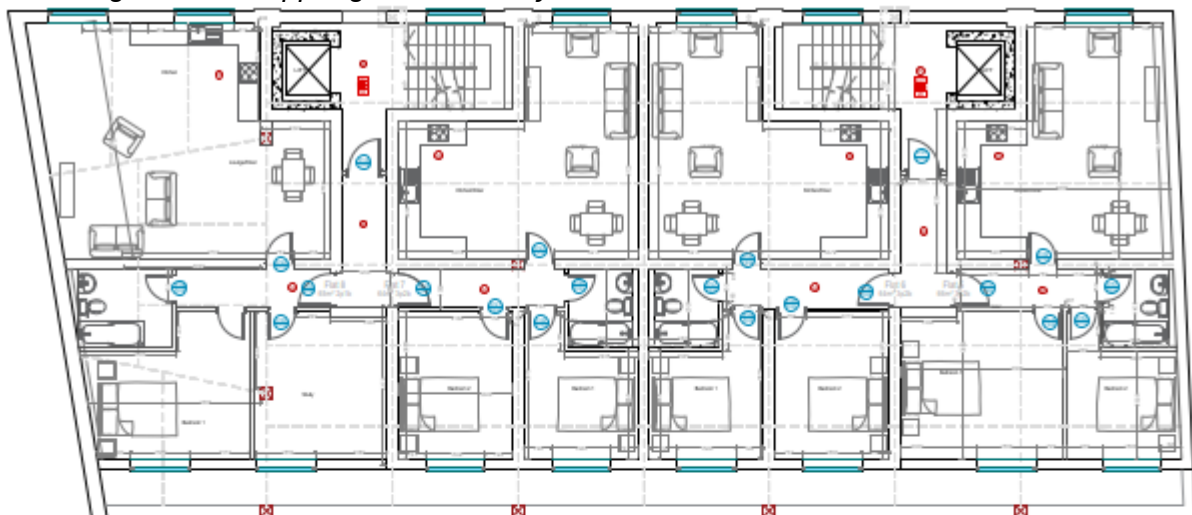
The proposal would also result in changes to the number and location of the windows in the rear elevation only, with the access steps being flipped round. There are no changes to the front elevation.

*Existing approved lower ground and ground floor layouts:*

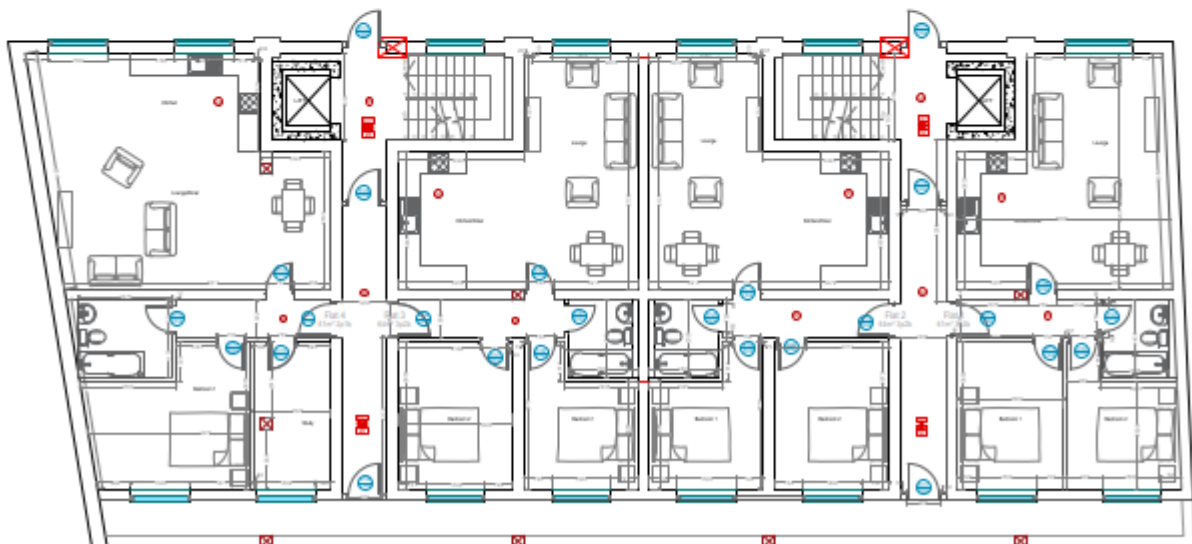




*Proposed lower ground and upper ground floor layouts:*



Ground

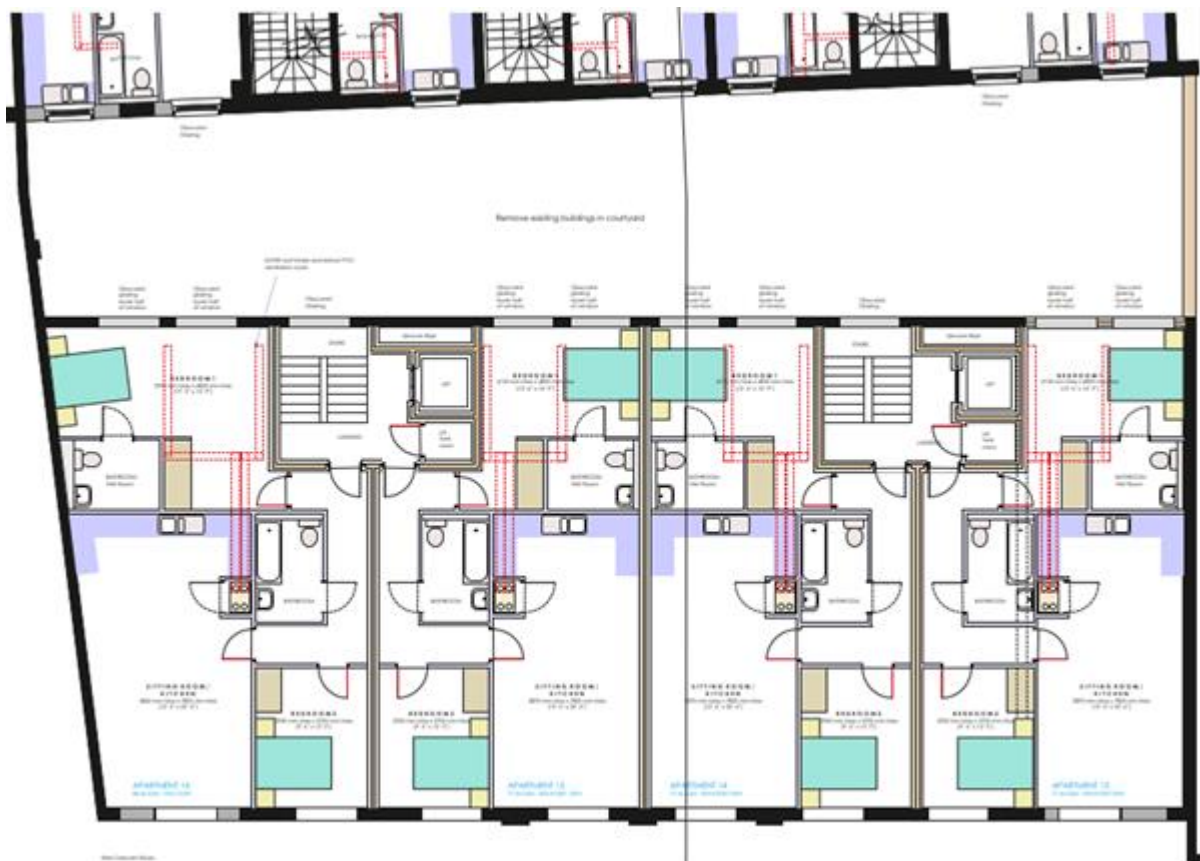


Lower Ground

Existing approved first and second floor flat layouts:

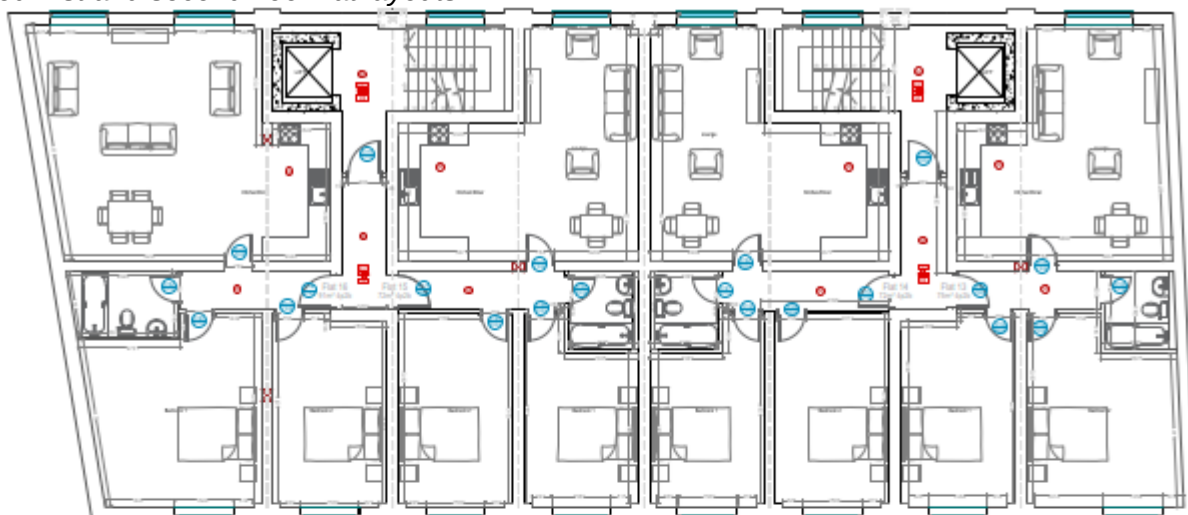


Proposed First Floor Plan 1:10

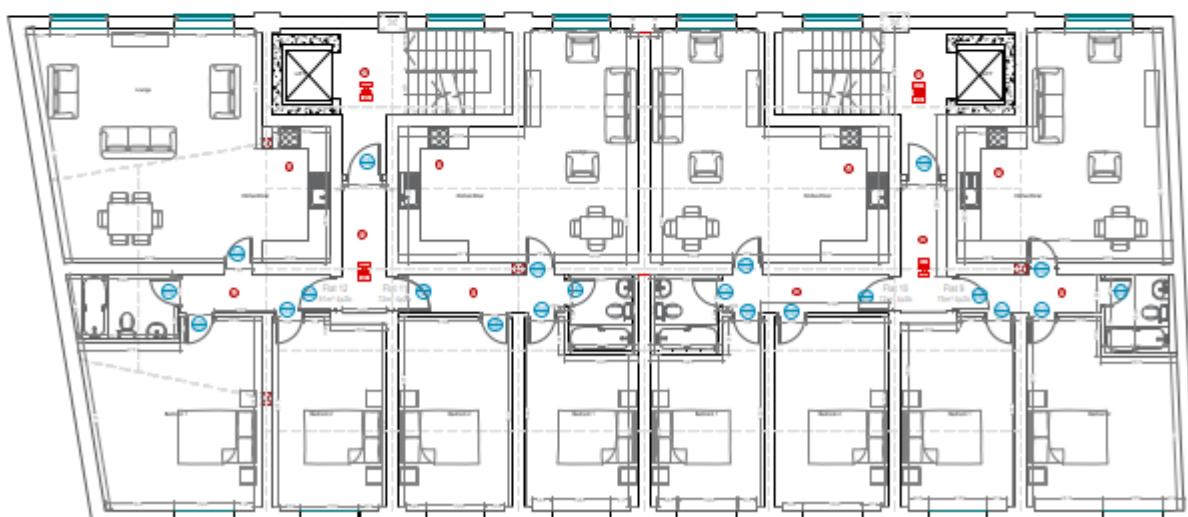


Proposed Second Floor Plan 1:10

*Proposed first and second floor flat layouts:*

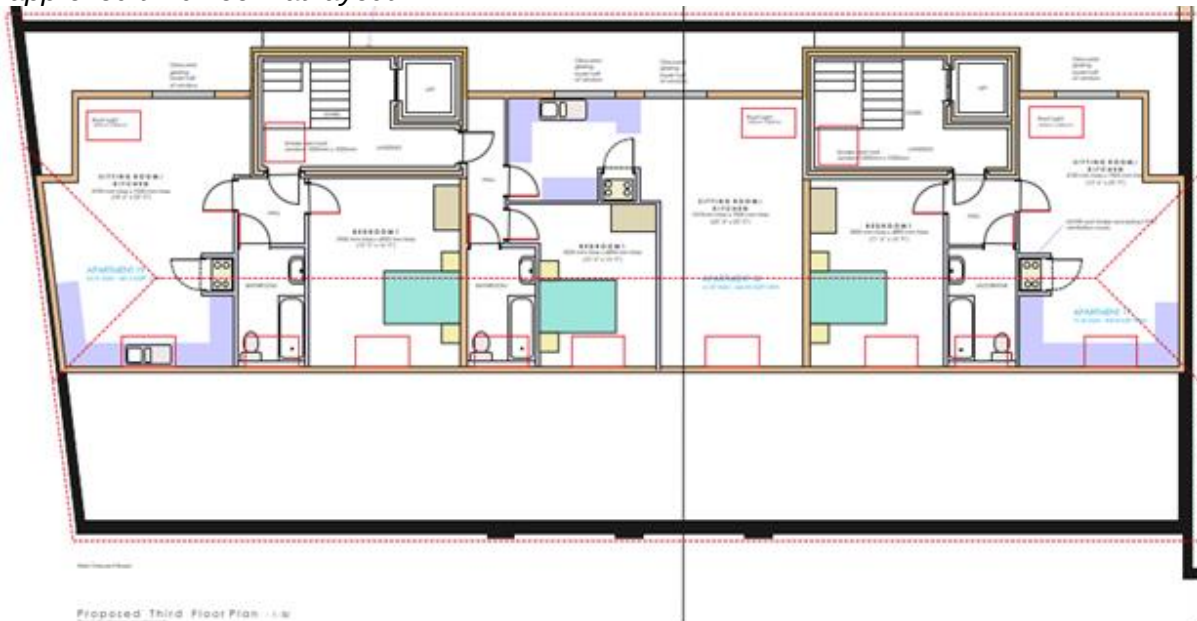


Second Floor

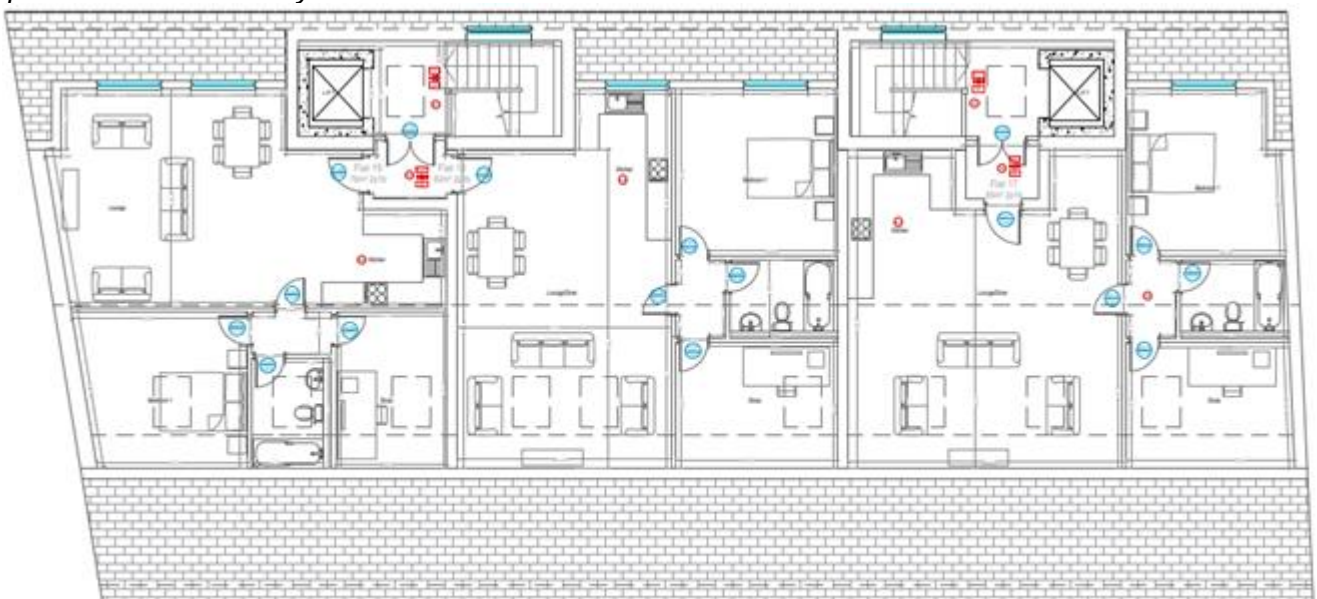


First Floor

Existing approved third floor flat layout:



Proposed third floor flat layout:



## Third Floor

Existing approved rear elevation:



Proposed rear elevation:



## Principle Issues

Given the nature of the proposed changes, the main issues to consider in the determination of this application are the design of the proposed elevational changes and internal layout change and the resultant impact on the overall development, the site, and the effect of the proposal on the amenities of existing neighbouring properties and future occupiers.

## Design and Character and Appearance of Surrounding Area

In terms of the design of the building, the front elevation would remain unchanged. The number and location of the windows and external step orientation would be amended however, in terms of location and size and design of the windows, this would not significantly differ from the approved. Furthermore, due to the layout of the building, views of the rear elevation are not afforded from public vantage points.

The revised proposals would not cause any significant visual changes to the approved scheme, and are therefore considered to be acceptable, and would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014 and Sections 12 and 16 of the NPPF 2021.

## Residential Amenity

The revised internal layout would provide more fluid movement between the rooms with all habitable rooms afford accessing to good outlook and light and meeting the space standards.

The alterations to the rear elevation windows would not significantly alter from the approved with none of the amendments affording further or different views over the approved.

On this basis, the proposals comply with paragraph 130 of the NPPF 2021 and Policy CS19 of the Core Strategy 2014.

## Conditions

The conditions from the previous planning permission (20140715) will remain applicable and any conditions outstanding will need to be satisfied.

## **Conclusion and Recommendation**

Subject to conditions, the proposed alterations to the approved plans are minor and are considered to be acceptable in terms of the design and impact on the listed building and the character and appearance of the surrounding area, and with regards to residential amenity. The proposals would therefore comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, and Sections 12 and 16 of the NPPF 2021.

(For detailed informatives, see draft Decision)

|                      |                              |                     |                                    |
|----------------------|------------------------------|---------------------|------------------------------------|
| <b>Case Officer:</b> | Mrs Amanda Grout             | <b>Team Leader:</b> | <b>Richard Hart</b>                |
| <b>Signed:</b>       | <i>A Grout</i>               | <b>Signed:</b>      | <i>R Hart</i>                      |
| <b>Dated:</b>        | 24 <sup>th</sup> August 2023 | <b>Dated:</b>       | <b>25<sup>th</sup> August 2023</b> |