



Delegated Report

Listed Building Consent

Application No:	20241139
Location:	The Old Parsonage, Butchers Hill, Shorne, Gravesend, Kent, DA12 3EB
Description:	Application for Listed Building Consent for the installation of a stair lift between the ground and first floor. Stairlift supporting brackets are fixed to the tread of the stairs only.
Applicant:	Mr & Mrs D South
Site Visit:	17 January 2025

Submitted Documents/Plans

- Application Form – dated 12 December 2024;
- Supplementary Information – Listed Building and Heritage Statement;
- Supplementary Information – Stannah Siena Stairlift Brochure;
- Supplementary Information – Footplate Details and Dimensions;
- Drawing no. 24/461/01 – Existing Ground Floor Plan;
- Drawing no. 24/461/02 – Existing First and Second Floor Plans;
- Drawing no. 24/461/03 – Existing Site and Location Plans;
- Drawing no. 24/461/04 – Proposed Ground Floor Plan;
- Drawing no. 24/461/05 – Proposed First and Second Floor Plans;
- Drawing no. 24/461/06 – Proposed Site Plan;
- Drawing no. 260-Q4387119 – Stannah Sections and Details Drawings.

Relevant Planning History

No relevant planning history.

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

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

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

External Consultees

Shorne Parish Council – The Parish Council has no objections to this application, the changes are internal.

National Amenities Societies – No comment received.

Internal Consultees

GBC Conservation Officer – No comment received.

Local Ward Councillors – No comment received.

Neighbouring properties

Neighbour consultation is not required for Listed Building Consent, however an advert was published in the Gravesend Messenger and a notice was displayed on site 20 December 2024.

The overall consultation period expired 24 January 2025 and no representations have been received.

Officer's Analysis

The Old Parsonage is a grade II listed building. The listing description notes that the previous 18C building was burnt down and today is a late 19C reconstruction in the British Queen Anne Revival style that was popular during the latter half of the 19C. The description is as follows:

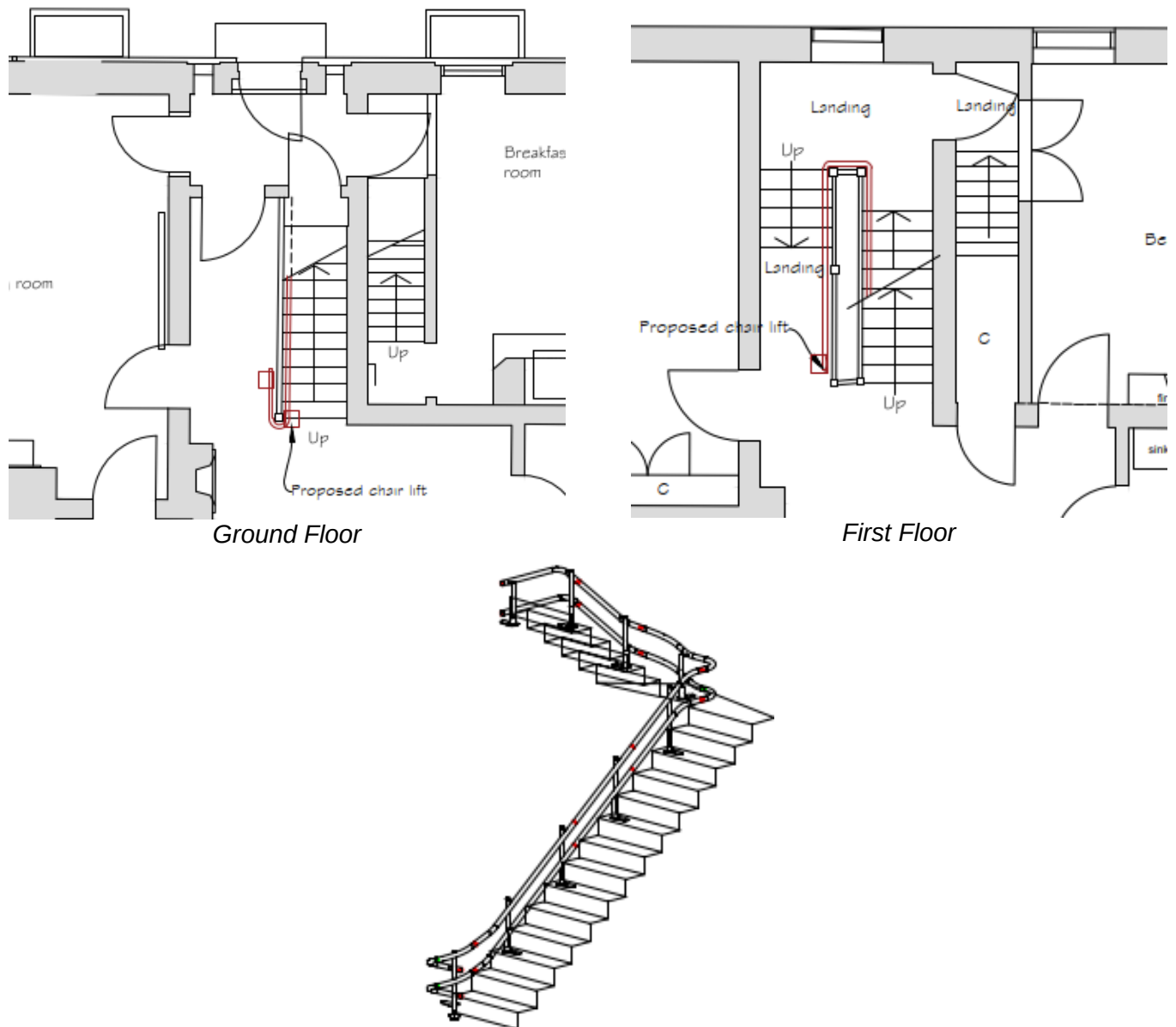
Rebuilt in late C19 as replica of C18 building burnt down. Red brick to all elevations. Clay roofing tiles. Painted timber eaves.

Rectangular with roof hipped at both ends.

Front of 2 storeys with attic storey above. Central doorway with pilaster, pediment, semi-circular fanlight and 6 panelled door with raised and fielded panels. Flight of 5 steps up to doorway. Four sash windows with glazing bars to ground floor, 5 sash windows with glazing bars to first floor. Two dormer windows with hipped tiled roofs. Brick modillions below painted timber eaves.

This application proposes the installation of a stair lift between the ground and first floor. The stairlift would be supported by brackets fixed to the tread of the stairs only.

The plan excerpt below shows the position of the lifts:



Design, Character and Appearance

As the property is a grade II listed building, Section 16 of the National Planning Policy Framework (NPPF) (2024) is relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 210 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 a stair lift is a temporary and reversible alteration that will not result in permanent harm to the significance of the Listed Building, 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 (2024).

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

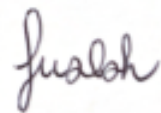
The application has been fully considered and is in accordance with local and national planning policy.

The proposed stairlift is 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:	28 th January 2025	Dated:	29 January 2025