



Delegated Report

Approval of Details Application

Application no: 20250447

Location: Gravesham Restaurant Upper Floors 157 Milton Road Gravesend

Description: Application for the approval of condition 3 (Scaled details of new internal walls/partitions, all new internal joinery, new joinery of all new doors including architraves, secondary glazing and drawings of vents) attached to listed building consent number 20240864.

Applicant: Mr Singh

Site Visit Date: N/A

Listed Building Consent was granted for the conversion of the upper floors of the property from a vacant restaurant with ancillary accommodation to 1x1 bed flat and 3x2 bed flats under application ref. 20240864 on 15 November 2024. This was subject to conditions including no. 3 which this application seeks to discharge.

Consultations

GBC Conservation Officer

Generally the information submitted is acceptable subject to the following:

Regarding the ventilation ducting there will be a visible duct in the level 02 kitchen to living/dining room as it has to run from cooker hob to kitchen sink area via the double height living dining room area. Could this be ducted in the adjacent Bedroom 2?

External duct cover outlets should be acid etched and painted black.

Insufficient detail for the panelled doors, skirting boards and architraves.

Analysis

Condition 3 is:

Notwithstanding the approved drawings, documents and details prior to commencement of the development hereby permitted the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Scaled drawings and details of all new internal walls/partitions;
- b) Scaled drawings of all new internal joinery;
- c) Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of all new doors including architraves;

d) Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of any secondary glazing;

e) Scaled drawings of vents.

The development shall be carried out in accordance with the approved details prior to first occupation of any of the flats hereby permitted.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the King Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

The information which has been submitted in pursuance of this condition is as follows:

- Application form;
- Drawing no. 821-10 Rev. C – Proposed Details;
- Drawing no. 821-11 Rev. B – Proposed Secondary Glazing Details;
- Drawing no. 821-12 Rev. B – Proposed New Internal Door Details;
- Drawing no. 821-15 Rev. B – Proposed Elevations – MVHR Terminal Positions;
- Drawing no. 821-16 Rev. B – Proposed MVHR Exhaust & Intake Duct Positions & Details;
- Drawing no. 821-17 Rev. A – Proposed Door, Skirting and Architrave Details;
- Drawing no. 0580-CH-XX-XX-M-DR-1001 Rev. P02 – Typical Flat Layouts Mechanical Ventilation General Arrangement;
- Image of inside ceiling valve;
- Image of external wall terminal;
- Ventilation unit details;
- Image of fire rated ceiling supply valve;
- Image of fire rated ceiling extract valve;
- Image of external wall terminal;
- External Terminal Wall Dimensions; and
- Unit Performance Details.

Superseded

~~Drawing no. 0580-CH-XX-XX-M-DR-1001 Rev. P01 – Typical Flat Layouts Mechanical Ventilation General Arrangement~~

~~Drawing no. 821-16 Rev. A – Proposed MVHR Exhaust & Intake Duct Positions & Details;~~

~~Drawing no. 821-15 Rev. A – Proposed Elevations – MVHR Terminal Positions;~~

~~Drawing no. 821-12 Rev. A – Proposed New Internal Door Details;~~

The information as originally submitted did not include sufficient details of the panelled doors, skirting boards and architraves.

The Conservation Officer did not find the proposed visible duct in the kitchen to the living/dining room at second floor level acceptable and asked if it could be ducted in the adjacent bedroom 2. There was also insufficient details of the panelled doors, skirting boards and architraves and it was stated that the external duct cover outlets should be acid etched and painted black. The agent was asked to address the Conservation Officer's comments and in response to this revised and additional drawings have been received. The ductwork in the kitchen to the living/dining room at second floor level has now been re-routed into the adjacent bedroom 2. An annotation has been added on the MVHR terminal details drawing that the terminal extracts shall be acid etched and painted black. Drawings have also been submitted of the panelled doors, skirting boards and architraves. These now show the correct level of detail and show traditional and sympathetic mouldings. Overall, therefore it is now considered that sufficient information has been submitted for the details of the internal walls, partitions, internal joinery, doors including architraves, secondary glazing and vents and condition 3 a, b, c, d & e of listed building consent reference 20240864 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	2 October 2025	Dated:	2 nd October 2025