

Delegated Report

Listed Building Consent Application

Planning Application No: 20241148

Location: 32 Harmer Street Gravesend Kent

Description: Application for Listed Building Consent for repairs to the rear elevation of the property.

Applicant: Mr George Blake

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. BED 1192.24 – Site Plan;
Drawing No. BED 1192.24 – Existing & Proposed Layouts;
Drawing No. 7341-02 – Ground Floor Reinstatement Plan;
Design, Access Statement and Heritage Statement; and
Initial Structural Report.

Relevant Planning History

Reference	Description	Decision	Decision Date
20170479	Application for approval of condition 4 attached to Listed Building Consent permission reference no. 20170064 relating to the specification/sample of the mortar mix.	Approval of Details	28.06.2017
20170064	Application for Listed Building Consent in respect of repairs to timber window frames including cutting out rotting timber, scarfing in new timber particularly to window cills, replacing glazing, repairing putty, decorations to the frames. Taking down and re-building the party wall parapet at the rear of the property and to the southern side, replacing flashings around the roof, renewing the valley gutter in lead. Removing the render to the parapet to the front elevation, renewing the render. First floor front balcony - repair the wrought iron balustrade. Brickwork to main walls - localised repointing. Rainwater goods - clear out gutters and downpipes, repair broken guttering as required.	Permission	25.04.2017

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – 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.

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 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 (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)
- Harmer Street Conservation Area Character Appraisal
- Management Plan – Gravesend Town Centre Conservation Areas Management Plan

Consultations, Publicity and Representations

Consultees

KCC Heritage

The site lies within the historic core of Gravesend in an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and taking account of the nature of the proposed works, I consider it unlikely that these proposals would have a significant archaeological impact and have no further comments to make in this case.

Neighbouring properties

The application was publicised by displaying of a site notice and in the press with an overall expiry date of 24.01.2025. No comments have been received.

Officer's Analysis

The application site consists of a four storey building plus basement, in Harmer Street. It is in use as offices. The property is grade II listed and situated in the Harmer Street Conservation Area. The listing description is for both terraces in Harmer Street and is as follows:

A terrace circa 1840. 4 storeys stock brick. Parapet and dropped eaves cornice between 3rd and 2nd floors. Stringcourse between 2nd and 1st floors. 2 sashes each with moulded architraves and cornices above 1st floor windows. Most glazing bars intact. Some 1st floor cast iron balconies remain. The ground floors were originally rusticated stucco with round-headed windows. The doorcases had fanlights and pilasters. Many now have modern shopfronts though a few have mid C19 shopfronts with pilasters and panelled risers.

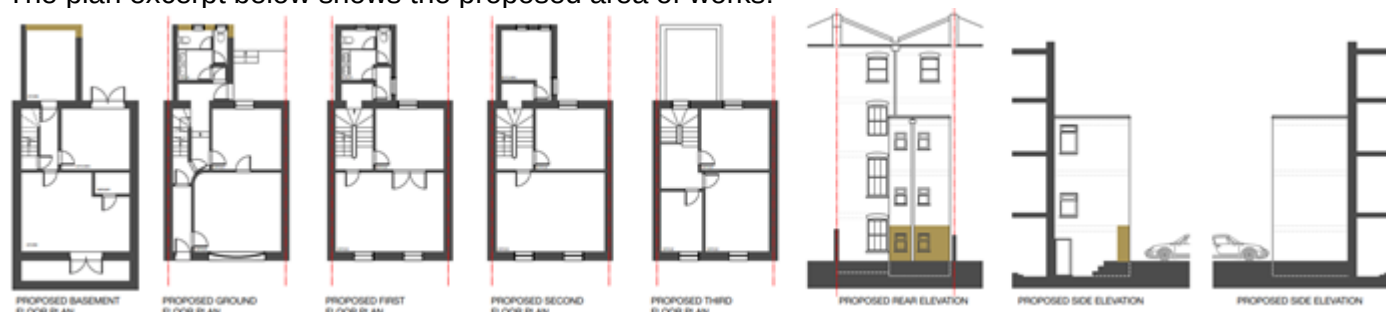
*Nos 2 to 48 (even) form a group together with Nos 1 to 45 (odd) and 47A Harmer Street, the British Tar Public House, Milton Road and Nos 1 to 9 (consec) Berkeley Crescent.
(The British Tar Public House is a local interest building.)*

The proposal is for Listed Building Consent in respect of repairs to the rear brickwork at the rear elevation of the property following damage sustained.

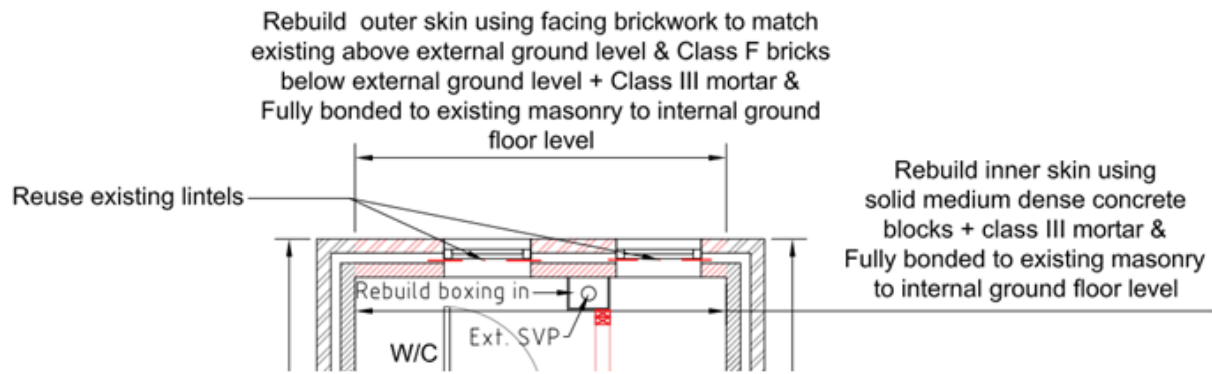
Photo of Damage



The plan excerpt below shows the proposed area of works:



Detailed Works



Design, Character and Appearance

/or

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 proposals are limited to repair work to the rear elevation of the property, reusing materials where possible and/or like for like materials which will protect the fabric of the Listed Building.

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 works would not have any impact on amenity following the repair work being completed. The proposal would therefore be in accordance with Policy CS19 (LPCS).

Conclusion

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

The proposed repair works are both necessary and acceptable for the future of the listed building. 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:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	5 th March 2025	Dated:	6th March 2025