

Delegated Report

Planning Application

Planning Application No: 20251269

Location: 22 Stone Street Gravesend Kent DA11 0NP

Description: Creation of a new front door to access the shop directly from outside.

Applicant: Mr. B Singh

Site Visit Date: 02 February 2026

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Existing Plans;
- Drawing no. 02 – Existing Elevations;
- Drawing no. 03 – Proposed Plans;
- Drawing no. 04 – Proposed Elevations; and
- Drawing no. 05 – Location & Block.

Relevant Planning History

Reference	Description	Decision	Decision Date
20111024	Application for Listed Building Consent for internal alterations to remove existing plasterboard stud partition wall and two doors.	Permitted	24.01.2012
20111018	Change of use from photographic studio and shop to A1 hairdressers and beauty salon.	Permitted	24.01.2012
19910583	Application for Listed Building Consent for fore- court improvements including the erection of 1.8m high railings and the installation of new shop- fronts to nos. 20, 21 & 22 Stone Street and installation of a new internal door at ground floor level between no. 21 & 22.	Permitted	17.10.1991
19910582	Installation of new shopfronts and forecourt improvements to nos. 20, 21 & 22 Stone Street and change of use of the ground floor and basement of no. 22 from shop to offices.	Permitted	17.10.1991

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

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.

Other material considerations

The Council has a statutory requirement under Section 66(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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.

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

- Upper Windmill Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Informal Guidance

Listed Buildings A guide for owners and occupiers (2020)

Consultations, Publicity and Representations

Consultees

No response:

- GBC Conservation
- Ward Councillors

Neighbouring properties

4 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 30.01.2026 – no responses received.

Officer's Analysis

The application site consists of no. 22 Stone Street a three storey plus basement mid terrace buildings situated on the western side of Stone Street opposite Community Square. The building is grade II listed with the listing covering all of the buildings in the terrace nos. 20-24 Stone Street. The site is also situated



in the Upper Windmill Street Conservation Area.



No. 22 Stone Street (the building with white painted ground floor shopfront & beige painted upper floors)



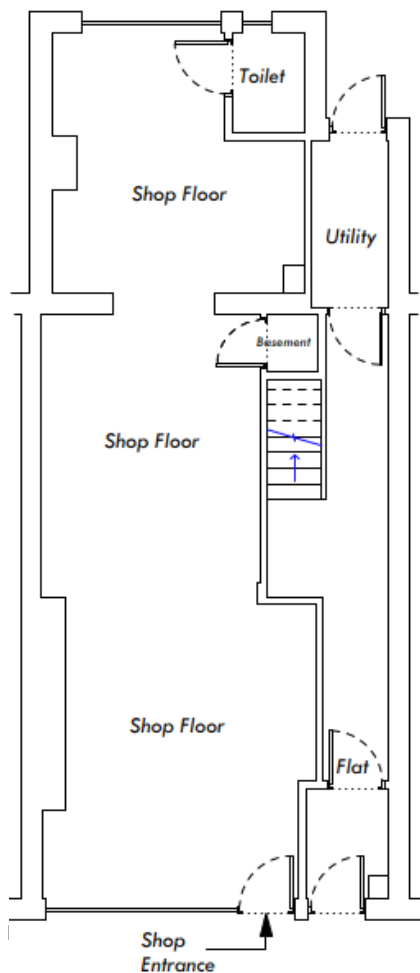
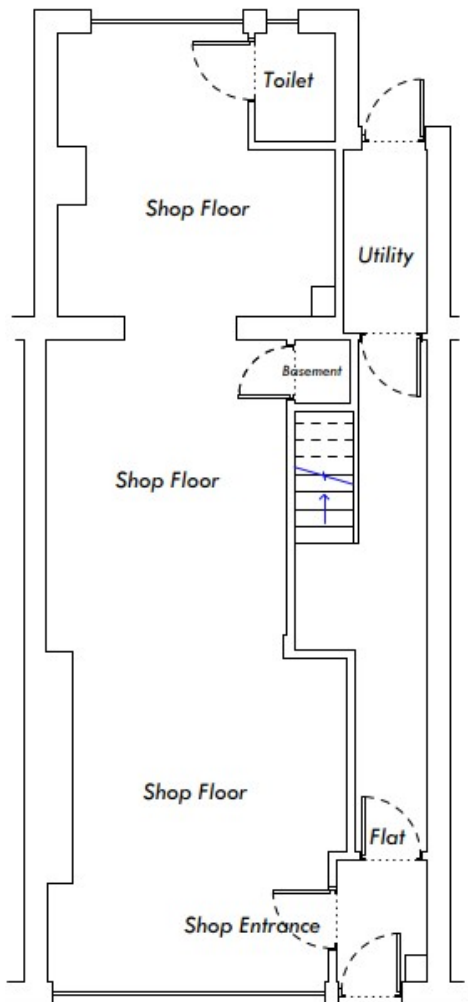
No. 22 Stone Street in the context of the whole terrace

The proposal is to install a new door in the front elevation in order access the shop directly from the outside.

The principal issue in the consideration of this application is whether the proposal would protect the architectural and historic interest of this grade II listed building and preserve or enhance the character and appearance of the Upper Windmill Street Conservation Area.

Whether the proposal would protect the architectural and historic interest of this grade II listed building and preserve or enhance the character and appearance of the Upper Windmill Street Conservation Area

For ease of reference the existing and proposed elevations and floor plans are:



Currently the building

has one front door which once entered there are then two internal doors, the one to the left accesses the shop and the one straight in front accesses the upper floor flat. The proposed door would be located to the left of the existing door so that they would be alongside each other and would match the appearance of the existing door. The rest of the shop window would remain as existing.

No. 22 Stone Street is an attractive 18th century building which has an interesting history as can be seen from the listing description for the whole terrace nos. 20-24 Stone Street:

A small terrace of houses. The core of Nos 21, 22 and 23 was originally the old workhouse erected in 1797. About 1847, it was converted into houses, Nos 20 and 24 added and the back part of the old building pulled down. 3 storeys and basement stuccoed. Parapet and cornice, 11 sashes in all with most glazing bars intact. Mainly moulded surrounds with architraves and cornices and brackets to 1st floor windows. Nos 20-23 have rusticated stuccoed ground floors. No 24 has a modern brick ground floor. Doorcases with rectangular fanlights to Nos 20 and 21. No 20 has a small modern shopfront, No 22 a shopfront and No 23 has a large round-headed arched shopfront with keystone.

As can be seen from the above view of the whole terrace, nos. 20-23 have rusticated ground floor frontages with only no. 24 having a red brick ground floor frontage. No. 21 is the only building which does not have a shopfront and retains a residential treatment in the form of two sash windows. Nos. 20, 22 & 23 all have modern shop windows and doors. At the application site it is a modern plate glass shopfront with a door to the right. There is no record of planning permission for this current shopfront and it is completely at odds with the age and character of this building. It is noted from application refs 19910582 & 19910583 that the current shopfront is shown on the existing plans and there is no permissions before that for the shopfront or after for its retention. Those applications approved sympathetic shopfronts to the three buildings but sadly they were not implemented.

Whilst there have been alterations to some of the ground floor frontages with modern shopfronts there is a shared detailing in that all of the buildings in this terrace have one door only in their ground floor frontages and this results in an attractive, distinctive appearance and pleasant uniformity to this group.

The proposal would introduce a second door to the shopfront of no. 22 which would result in the loss of this distinctive detail of there being only one door in the shopfront of each building and it would therefore also be harmfully at odds with the appearance of the rest of the buildings in this terrace.

The development would therefore be harmful to the architectural and historic interest of this grade II listed building, the wider grade II listed terrace and would also not preserve the character and appearance of the Upper Windmill Street Conservation Area but would cause harm to it.

It is considered that the harm that would be caused to the listed building and the Upper Windmill Street Conservation Area would be less than substantial. In such circumstances, the NPPF (2024) at paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case the building already has a door in which the shop and upper floor flat can be accessed. Whilst the applicant may prefer two external doors in order for the shop and upper floor flat to have their own separate access from the street, the existing situation does provide separate access to both the shop and the flat just that this separation takes place inside the building rather than outside. It is therefore not considered that there are any public benefits which would outweigh the harm that would be caused to this listed building, the wider listed terrace and Upper Windmill Street Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion

The proposed door would be harmful to the architectural and historic interest of this grade II listed building and the wider listed terrace as a whole and would also be harmful to the character and appearance of the Upper Windmill Street Conservation Area and would therefore not preserve it. The proposal is therefore contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and sections 12 & 16 of the NPPF (2024).

Paragraph 212 of the NPPF (2024) requires that great weight be given to conserving and enhancing designated heritage assets.

As set out above the weight of all the other considerations does not outweigh the harm identified and provides a clear reason for refusing permission. The proposed development is therefore contrary to Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and sections 12 & 16 of the NPPF (2024).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th February 2026	Dated:	9th February 2026