



Delegated Report

Approval of Details Application

Application no: 20260705

Location: 20 Stone Street Gravesend Kent DA11 0NP

Description: Application for the approval of condition 3 (Internal Partition Walls), condition 4 (Fire Doors), condition 5 (Secondary Glazing), condition 6 (Fire and Sound Proofing), condition 7 (External Lime Render), condition 8 (Pipework and Ventilation) and condition 9 (Refuse and Recycling Storage) attached to listed building consent reference number 20250339.

Applicant: Mr Johal

Site Visit Date: N/A

Listed Building Consent was granted for internal and external alterations to the upper floors in association with change of use from commercial to residential use on 11 June 2025 under application ref. 20250339. This was subject to a number of conditions.

The applicant applied to discharge condition nos. 3, 4, 5, 6, 7, 8 and 9 under application ref. 20260382 which was refused on 09/06/2026 on the following grounds:

1. Insufficient details have been submitted of all new internal partition walls including plans and sections of the intersections with existing walls/ceilings/cornices/skirting boards. Furthermore, the details show the removal of the dividing wall between the front and back rooms at first floor level and the remaining parts of the dividing wall between the front and back rooms at second floor level which is not part of Listed Building Consent reference 20250339 and would require Listed Building Consent in its own right. The proposed details would be harmful to the architectural and historic interest of this grade II listed building. As such the proposal is contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994) and condition 3 of listed building consent reference number 20250339 cannot be discharged.

2. Insufficient details of the proposed fire doors have been submitted as they are at a scale of 1:20 and in any case the proposed 6 panel doors would not be appropriate for this listed building and would therefore be harmful to its architectural and historic interest. As such the proposal is contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994) and condition 4 of listed building consent reference number 20250339 cannot be discharged.

3. Inaccurate details have been submitted of the proposed secondary glazing as the sash window frame of the existing windows have not been drawn accurately and there is therefore a risk of damage to the existing box frame and window architrave if the secondary glazing is not properly installed due to the inaccurate drawing which would be harmful to the architectural and historic interest of this grade II listed building. As such the proposal is contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 Gravesham Local Plan First Review (1994) and condition 5 of listed building consent reference number 20250339 cannot be discharged.

4. The proposed fire and sound proofing works by virtue of the proposed acoustic ceiling and fire doors

would cause harm to the architectural and historic interest of this grade II listed building. As such the proposal is contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994) and condition 6 of listed building consent reference number 20250339 cannot be discharged.

5. Insufficient details have been submitted of the location, appearance and finish of all pipework and vents and therefore the impact of any pipework and vents on the architectural and historic interest of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area cannot be assessed. As such the proposal is contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesham Local Plan First Review (1994) and condition 8 of listed building consent reference number 20250339 cannot be discharged.

This re-submission seeks to again apply for the discharge of condition nos. 3, 4, 5, 6, 7, 8 and 9 under application ref. 20260382

The information that has been submitted with this application is:

- Application form
- Condition, Compliance and Response Statement
- Condition 3 Release Document
- Condition 4 Release Document
- Condition 5 Release Document
- Condition 6 Release Document
- Condition 7 Release Document
- Condition 8 Release Document
- Condition 9 Release Document

Consultations

Conservation Officer

I have reviewed the revised condition documents against my previous comments on the earlier application (20260382, refused 9 June 2026) and set out my assessment below, condition by condition.

Condition 3 - Internal Partition Walls

My previous concern was that the submission did not show how new partitions would relate to existing walls, ceilings, cornices and skirtings, and incorrectly implied there was no surviving coving on site. The revised submission now identifies the historic cornices and skirtings on a reference plan, confirms these are to be retained and left exposed, and shows the new lightweight stud partitions designed around rather than through them. This addresses my original concern. No objection - recommend discharge.

Condition 4 - Fire Doors

The previous six-panel door proposal did not reflect the historic joinery character. The revised strategy now specifies bespoke four-panel timber fire doors matching historic proportions, set within existing openings, with concealed slimline intumescent strips and drop-down seals rather than surface-mounted ironmongery. This is a sympathetic solution. No objection - recommend discharge.

Condition 5 - Secondary Glazing

My concern was that the previous drawing did not accurately reflect the existing sash/box frame and architrave, risking damage on installation. The revised detail is keyed to photographic evidence of the actual reveals and confirms the glazing will be internally mounted, slim-profile, reversible, and fixed into the window linings rather than the original frames. This resolves the risk previously identified. No objection - recommend discharge.

Condition 6 - Fire and Sound Proofing

The previous scheme proposed dropped ceilings that would have concealed the cornices. The revised strategy retains and exposes the cornices, achieves acoustic improvement through a floor build-up instead, and uses Envirograf intumescent coating in place of more intrusive fire protection where heritage fabric is at

risk, with reversible insulation. This is an appropriate heritage-led approach. No objection - recommend discharge.

Condition 7 - External Lime Render (Colour)

The revised submission confirms removal of the existing non-breathable pebbledash and its replacement with a breathable, chalk-coloured lime render. This was previously identified as acceptable and I have no further comment. No objection - recommend discharge.

Condition 8 - Pipework and Ventilation

The previous submission lacked material detail for the new rainwater pipe and gave no information on vents. The revised submission now specifies a heritage-style black cast aluminium downpipe (Alumasc) and black cast iron air bricks (Black Country Metalworks, 100mm x 100mm), located on the rear elevation to minimise visibility, with fixings kept clear of decorative stonework. This gives me sufficient information to assess impact, which I consider acceptable. No objection - recommend discharge.

Condition 9 - Refuse and Recycling Storage

I raised no objection to this element previously. The revised details continue to show a suitably sized and visually unobtrusive storage arrangement. No objection - recommend discharge.

Overall

In summary, the resubmission directly and satisfactorily addresses each of the reasons for refusal of application 20260382. On heritage grounds I have no objection to the discharge of Conditions 3, 4, 5, 6, 7, 8 and 9 attached to LBC 20250339, on the basis of the drawings and specifications listed above. I would ask that the decision notice cross-refer to these specific documents so the approved details are clearly tied down.

Analysis

Condition 3

Prior to the installation of any new internal partition walls, detailed drawings of all new internal partition walls including plans and sections of the intersections with existing walls/ceilings/cornices/skirting boards shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

This condition was attached as there are new walls proposed in the back rooms at first and second floor levels to form shower rooms and details of those new walls are needed and how they would adjoin with the existing walls and architectural details.

The Conservation Officer had concerns with the information submitted in the original approval of details application as it didn't show how new partitions would relate to existing walls, ceilings, cornices and skirtings, and incorrectly implied there was no surviving coving on site. They advise that the revised submission now identifies the historic cornices and skirtings on a reference plan, confirms these are to be retained and left exposed, and shows the new lightweight stud partitions designed around rather than through them which addresses his original concern and recommends discharge

Overall therefore it is considered that sufficient information has been submitted to discharge condition 3 of 20250339.

Condition 4

Prior to the installation of any new fire doors, 1:10, 1:2 or 1:1 section drawings showing the door in the wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The Conservation Officer had concerns with the information submitted in the original approval of details application as the proposed six-panel door did not reflect the historic joinery character. They advise that the revised door strategy now specifies bespoke four-panel timber fire doors matching historic proportions, set within existing openings, with concealed slimline intumescent strips and drop-down seals rather than surface-mounted ironmongery and this is a sympathetic solution and recommends discharge.

Overall therefore it is considered that sufficient information has been submitted to discharge condition 4 of 20250339.

Condition 5

Prior to the installation of any secondary glazing, 1:10, 1:2 or 1:1 details of the secondary glazing and how these fit into the existing window reveals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The Conservation Officer had concerns with the information submitted in the original approval of details application as the drawing did not accurately reflect the existing sash/box frame and architrave, risking damage on installation. They advise that the revised detail is now keyed to photographic evidence of the actual reveals and confirms the glazing will be internally mounted, slim-profile, reversible, and fixed into the window linings rather than the original frames which resolves the risk previously identified; they recommend discharge.

Overall therefore it is considered that sufficient information has been submitted to discharge condition 5 of 20250339.

Condition 6

Prior to any fire or sound proofing works, full details of the fire and sound proofing works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The Conservation Officer had concerns with the information submitted in the original approval of details application as the previous scheme proposed dropped ceilings that would have concealed the cornices. They advise that the revised strategy retains and exposes the cornices, achieves acoustic improvement through a floor build-up instead, and uses Envirograf intumescent coating in place of more intrusive fire protection where heritage fabric is at risk, with reversible insulation. They advise this is an appropriate heritage-led approach and recommend discharge.

Overall therefore it is considered that sufficient information has been submitted to discharge condition 6 of 20250339.

Condition 7

Prior to the application of the external lime render on the side/gable wall details of the colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The Conservation Officer had no issues with this previously and the proposed removal of the existing non-breathable pebbledash and its replacement with a breathable, chalk-coloured lime render is still considered acceptable; they recommend discharge.

Overall therefore it is considered that sufficient information has been submitted to discharge condition 7 of 20250339.

Condition 8

Prior to the reconfiguring of any pipework and insertion of any new pipes or vents, full details of the location, appearance and finish of all pipework and vents shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

The Conservation Officer had concerns with the information submitted in the original approval of details application as the submission lacked material detail for the new rainwater pipe and gave no information on vents. They advise that the revised submission now specifies a heritage-style black cast aluminium downpipe (Alumasc) and black cast iron air bricks (Black Country Metalworks, 100mm x 100mm), located on the rear elevation to minimise visibility, with fixings kept clear of decorative stonework. The Conservation Officer recommends discharge.

Overall therefore it is considered that sufficient information has been submitted to discharge condition 8 of 20250339.

Condition 9

Prior to the installation of the refuse and recycling storage area, full details of the appearance and size of the refuse and recycling area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The bin storage is the same as previously proposed in the original approval of details application and to which the Conservation Officer had no objections. It would be located in the rear yard alongside the northern boundary. It would be a Cedar wheelie bin 4 bay refuse store and would be 2600mm x 1170mm x 860mm in size:



4 Bay

2640mm

1170mm

860mm

The proposed refuse store would be timber and would be an enclosed space that would conceal the bins. As a freestanding structure for refuse, it is considered acceptable in respect of the setting of this grade II listed building. It would also preserve the character and appearance of the Upper Windmill Street Conservation Area. The proposal would therefore be compliant with Policy CS20 (LPCS) and saved Policies TC2 & TC3 (LPFR).

Overall therefore it is considered that sufficient information has been submitted to discharge condition 9 of 20250339.

Conclusion

After an assessment of the re-submitted information, the details submitted for condition no. 3 (Internal Partition Walls), condition 4 (Fire Doors), condition 5 (Secondary Glazing), condition 6 (Fire and Sound Proofing), condition 7 (External Lime Render), condition 8 (Pipework and Ventilation) and condition 9 (Refuse and Recycling Storage) are now acceptable to discharge those conditions and all of the grounds of refusal of application ref. 20260382 have been resolved.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	24 th August 2026	Dated:	24 th August 2026