

Delegated Report

Approval of Details Application

Planning Application No: 20250078

Location: 157 Milton Road Gravesend Kent

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

Applicant: Mr Singh

Site Visit Date: N/A

Listed Building Consent was granted for 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 15/11/2024. This was subject to condition no. 3 which this application seeks to discharge.

The information submitted with this application is as follows:

- Application form;
- Drawing no. 821-10 Rev. B – Proposed Details;
- Drawing no. 821-11 Rev. B – Proposed Secondary Glazing Details; and
- Drawing no. 821-12 Rev. A – Proposed New Internal Door Details.

Consultations

No response from:

- GBC Conservation Officer

Analysis

Condition 3 of listed building consent ref. 20240864 is as follows:

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:

- Scaled drawings and details of all new internal walls/partitions;*
- Scaled drawings of all new internal joinery;*
- Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of all new doors including architraves;*
- Scaled drawings to a scale of 1:10 with 1:2 or 1:1 joinery details of any secondary glazing;*
- 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 that has been submitted in pursuance of this condition is:

- Application form;
- Drawing no. 821-10 Rev. B – Proposed Details;
- Drawing no. 821-11 Rev. B – Proposed Secondary Glazing Details; and
- Drawing no. 821-12 Rev. A – Proposed New Internal Door Details.

In respect of (a) details of the new internal walls/partitions have been submitted and these appear acceptable in respect of their detail and would protect the architectural and historic importance of this grade II listed building.

In respect of (b) details have been submitted showing skirting details which are to match the detail in flat 1 (first floor) south facing rooms.

In respect of (c) details have been submitted of the new doors including architraves and these appear acceptable – traditional four panel doors.

In respect of (d) details have been submitted showing the proposed secondary glazing which appears acceptable and matches up with the existing sash window arrangement and does not appear of acceptable proportions.

In respect of (e) no details have been submitted of the vents. There are a number of vents proposed at first and second floor levels and with no details of what these are proposed to look like it is not known what impact they would have on the architectural and historic interest of this listed building and the character and appearance of the conservation area

Sufficient information has therefore been submitted in respect of 3 (a), (b), (c) & (d) however, insufficient information has been submitted in respect of 3 (e).

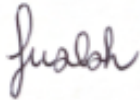
As such with regards condition 3 it is considered that insufficient information has been submitted in order to demonstrate that all new vents (condition 3 (e)) would protect the architectural and historic importance of this grade II listed building and the character and appearance of the King Street Conservation Area. The proposal is therefore contrary to Policies CS19 and CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR). It is recommended that condition 3 of listed building consent planning permission ref. 20240864 cannot be discharged.

*It is prudent to note that an application for discharge of condition nos. 3, 4 & 5 of planning permission ref. 20240144 was refused on 24/03/2025 and that condition no. 5 is the same wording as condition no. 3 of listed building consent ref. 20240864 which this application seeks to discharge. The same condition wording was attached to those planning and listed building consent applications as they came each were submitted at different times and not together. So whereas ordinarily conditions relating to heritage matters would only normally be attached to the listed building consent, as the planning application was submitted on its own first of all, it was considered the condition regarding heritage matters needed to be attached also so that is to explain the duplication.

Recommendation:

Refusal of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th March 2025	Dated:	25 March 2025