

Planning Statement

196 & 197 Parrock Street

Gravesend

DA12 1EW

The Site

196 and 197 Parrock Street together were built as one of a pair of houses in the 19th century, 195 forming the second part of the pair. 196 and 197 have been separated on the ground floor, but remain combined on the first floor.

The property is grade II listed and is in the King Street Conservation Area.

The area is fully built up with few gaps between properties. St John's Catholic church is opposite. Other nearby properties include flats, houses of multiple occupation and commercial.

Overview

This document addresses the aspects of the development which are covered by the Gravesham Local Development Plan Core Strategy and details to what extent the development conforms and supports, or diverges from the LDPCS.

Local Plan Policies Map

The Local Plan Policies Map shows the site to be in Prime Shopping area (CS08) and to have Primary Shopping Frontage (S3). In practice, there are no shops on either side of the road between the site and King Street. This section of Parrock Street forms part of Character Area 1 in the King Street Conservation Area Character Appraisal. All of these buildings are understood to be listed and accordingly it is recommended that the designation should not apply and indeed if an application were made to develop the building into a shop, it is likely that it would be turned down on Conservation reasons, as was the application for change of use to a snack bar in 1976.

Strategic Objective 1

Strategic Objective 1 aims to: Make the most efficient use of land by concentrating development on underused derelict and previously developed land ... in Gravesham Town Centre.

The development supports Strategic Objective 1.

Strategic Objective 2

Provide sufficient new homes in to meet the future objectively assessed needs of the Borough's population .

The Development supports Strategic Objective 2.

Strategic Objective 3

Support the right amount, size and types of employment sites available in the Gravesend and Northfleet areas.

Paragraph 5.1.34 of the Local Plan states Development resulting in the loss of B class employment floorspace will not be supported unless otherwise allowed for by policies set out in the Core Strategy or where:

- the existing premises are no longer suited for employment purposes or are incapable of being made suitable at reasonable cost and it has been shown that there is no demand for them through an appropriate marketing exercise carried out in accordance with Council guidance (Appendix 5).

In accordance with Appendix 5, the property was, and is being advertised through an advertising board on the property and on the internet through Jag Thind Property Consultants. Further detail is included in the Economic Assessment, included hereto.

The advertising campaign did not succeed in finding a viable tenant, and has therefore demonstrated that the development does not conflict with Strategic Objective 3.

Strategic Objective 6

Enhance the role of Gravesham town centre as the main location for the Borough's retail, leisure, culture and offices whilst preserving and enhancing its character as a riverside heritage town.

The development will not contribute, and it is considered that due to its particular characteristics it is able to contribute to the retail facilities of the town, as noted in discussion of the Local Plan Policies Map. It will preserve, and in fact, with the proposed restoration of the original forecourt of the building, enhance its character as a riverside heritage town.

Policy CS01 Sustainable Development

Most of what is set out under the Sustainable Development Policy relates to specific issues or locations other than the development in question. There is no conflict with CS01, on the contrary it supports CS01 in several ways, including use of existing buildings and enhancing the character of the area.

Consultations Undertaken

- Pre-planning application PRE20200378

- Planning application PRE20220269
- Pre-planning application PRE20220334

The proposal adheres to all the recommendations, guidance and suggestions given in the above and all objections fully addressed and accounted for.

List of Supporting Documents

Covering Letter

Reply to pre-planning response

Heritage Statement

Design and Access Statement

Listed Building Application

Drainage and Water Asset Plan

Other Validation Requirements

Planning Statement

Block Plan

Site Plan Location Plan 1:1250 Ordinance Survey

Anderson Acoustics Report

Schedule of Accommodation

Drawings Number	Description	Rev.
PSH 001	Site Plans Existing and Proposed	0
PS H 002	Front Elevation Existing	0
PSH 003	Front Elevation Proposed	0
PSH 004	Rear Elevation Existing and Proposed	0
PSH 005	South Elevations Existing & Proposed	0
PSH 006	Section A-A Existing	0
PSH 007	Section A-A Proposed	0
PSH 008	Section B-B Existing	0
PSH 009	Section B-B Proposed	0
PSH 010	Section E-E Basement Entrance	0
PSH 011	Basement Plans Existing and Proposed	0
PSH012	Ground Floor Plans Existing and Proposed	0

PSH 013	First Floor Plan Existing	0
PSH 014	First Floor Plan Proposed	0
PSH 015	Second Floor Plans Existing and Proposed	0
PSH 016	Third Floor Plans Existing and Proposed	0
PSH 017	Roof Plan Existing and Proposed	0
PSH 019	Section C-C Basement Kitchen	0
PSH 020	Detail to Sound Insulation Between Floors	0
PSH 030	Front Wall and Railings	0
PSH 031	Rail Head Detail	0
PSH 044	Proposed Rear light well	0