



Delegated Report

Householder Planning Application

Planning Application No: 20240726

Location: St Josephs Convent Of Mercy Hillside Drive Gravesend Kent

Description: Application for Variation of Conditions 2, 3 and 4 attached to planning permission reference number 20231319 for Alterations to the convent to include; proposed installation of new entrance at Theydon, closing of the party wall between Theydon and Hillside, extension to the staircase, alterations to the existing 1950s block to include cladding, re-glazing and re-roofing. Addition of a first floor to the chapel with roof lights and re-ordering of rooms and new lift; Amendment to materials. Removal of the brise soleil, rooflights to chapel and 1st floor.

Applicant: Sister A O'Connell, Sisters Of Mercey

Site Visit Date: Previous Visit

Submitted Documents/Plans

Application Form
5285/PL/100 – Location and Block Plan
5285/PL/130 C – Proposed Lower Ground Floor Plan
5285/PL/131 B – Proposed Ground Floor Plan
5285/PL/132 B – Proposed First Floor Plan
5285/PL/134 C – Proposed Roof Plan
5285/PL/140 C – Proposed Elevations 1 and 2
5285/PL/141 C – Proposed Elevations 3 and 4
5285/PL/142 C – Proposed Sections, Elevs 5 & 6
5285/PL/143 C – Proposed Sections, Elevs 7 & 8
Cover Letter
Design and Access Statement Version 3/July 2024/17

Relevant Planning History

Reference	Description	Decision	Decision Date
20231319	Alterations to the convent to include; proposed installation of new entrance at Theydon, closing of the party wall between Theydon and Hillside, extension to the staircase, alterations to the existing 1950s block to include cladding, re-glazing and re-roofing. Addition of a first floor to the chapel with roof lights and re-ordering of rooms and new lift.	Permitted	01.03.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC Environmental Protection

There is no objection to this application or comments to make.

GBC Waste and Refuse

No comments received.

KCC Fire Safety Office

No comments received.

KCC Heritage

In this case I would defer to your Conservation Officer in respect to the proposed works and variations.

Natural England

No comments received.

Neighbouring properties

40no. surrounding properties were consulted by letter, and a site notice was placed near the site on 27th August 2024. 0 comments were received from members of the public. The final date to submit comments ended on 17th September 2024.

Officer's Analysis

Proposed Changes

This application seeks to make changes to the recently approved application under planning reference, 20231319. That application was for *'Alterations to the convent to include; proposed installation of new entrance at Theydon, closing of the party wall between Theydon and Hillside, extension to the staircase, alterations to the existing 1950s block to include cladding, re-glazing and re-roofing. Addition of a first floor to the chapel with roof lights and re-ordering of rooms and new lift.'*

The changes include;

- Amendment to materials
- Removal of the brise soleil
- Removal of rooflights to chapel and 1st floor.

Principle of Development

This site is located inside the Urban Boundary, where development is considered to be in a sustainable location as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours and Parking and Highways.

Design, Character and Appearance

Amendment to materials

The amendments proposed to the materials includes removal of the approved external cork insulation originally intended to the south, east and west elevations of the 1950's block and use of insulated Sto render instead on the 1950's block, Removal of approved zinc and replace with EPDM single ply and external cork insulation to insulated Sto render on the stair extension.

The updated material details are included as follows:



As this shows, B3(t) in its terracotta colour would be a good colour match for the 1950's block. The 1950's block and approved stair extension is of lesser visibility and the existing 1950's block is of a lesser quality in appearance than other parts of the building and the chapel. The use of the STO render in the colour proposed would therefore be acceptable, in terms of its limited impact on the character of the area.

Removal of the brise soleil

The Brise Soleil canopies as approved, would be removed from above the openings on the south elevation of the building. The original proposal included the use of Brise Soleil canopies to the openings on the south elevation. This change would remove all of these canopies. These canopies are not an original feature, characteristic of the area. The removal of these canopies would result in a less cluttered elevation to the rear and so this would not have a significant impact to the character of the area.

Rooflights to chapel and 1st floor accommodation

The approved rooflights and first floor accommodation in the chapel building would be removed from the plans. The removal of approved rooflights and first floor accommodation would retain the existing simple form of the chapel, which would have a neutral impact on the existing character of this building.

Overall, the changes proposed would not have a significant negative impact on the character of the area and would not substantially change the overall acceptability of the scheme in terms of its design.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2023) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The changes proposed would not alter the internal rooms from that approved and so there is no significant impacts on the future occupiers of the property as a result of the amendments proposed.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed changes would result in minor changes to the materials and appearance of the building. The overall bulk, room layout and use of the development as approved would be unchanged by the proposals.

The building would be 36.3m from dwellinghouses to the east, which are also obscured by a line of trees, 29 metres from neighbour to the west, 40 metres from neighbours to the south and 20 metres from the nearest neighbour to the north. Given the distances from these properties, and minor nature of the changes proposed, the development would not result in overbearing impact or overshadowing to neighbouring properties. There would also be no direct overlooking, given the distance and existing placement of windows which would also be unchanged.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The changes proposed are considered to be minor in nature and would change the material appearance of the building by altering the materials used to the exterior walls, removing the approved rooflights from the chapel building and removing the brise soleil canopies from the rear elevation.

The proposed development would comply with all relevant national and local planning policies, subject to conditions. The recommendation is to approve.

Conditions

The following conditions should be amended. Condition 1 (Standard Time Limit) relates to the time limit applied for works to begin. This should be updated to clarify the date by which works shall begin. Condition 2 (approved plans, should be amended to refer to the new and updated drawings. Condition 3 (approved materials), should be amended to refer to the new and updated drawings which show updated materials. Condition 4 (Joinery Details – Rooflights), relates to joinery details for the rooflights to the chapel. This condition should be removed as it would no longer be relevant as the rooflights are no longer proposed.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23rd September 2024	Dated:	1st October 2024