

Delegated Report

Planning Application

Planning Application No: 20231107

Location: Former DEBENHAMS 76 New Road Gravesend Kent

Description: Alterations to rear curtain walling elements on Clive Road to provide new double doors and curtain walling.

Applicant: Mr Peter Caruthers

Site Visit Date: 17 November 2023

Submitted Documents/Plans

Application form;
Drawing no. (90)001 Rev. B – Existing Ground and Basement Floor Plans;
Drawing no. (90)013 Rev. A – Proposed Ground Floor Plan Rear Entrance Alterations
Drawing no. (00)201 Rev. D – Existing and Proposed South GA Elevations – Clive Road Alterations;
Drawing no. (00)202 Rev. A – Existing and Proposed North GA Elevations – New Road – No Changes;
Drawing no. (90)501 Rev. B – Existing Site Location Plan;
Drawing no. (90)502 Rev. B – Existing Site Plan;
Drawing no. (90)503 Rev. A – Proposed Site Location Plan; and
Drawing no. (90)504 Rev. A – Proposed Site Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
TH2/69/193A	Shopping redevelopment and ancillary storage and multi-storey car park	Refused (Allowed on appeal)	02/09/1971
19830970	Section 53 determination as to whether planning permission is required for subdivision of existing shop to provide 5 shop units at ground floor level on the new road frontage two large shop units at ground floor level on the Clive Road frontage and a shopping hall on the first floor	Certificate Granted	03.04.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS07 – Economy, Employment and Skills
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- S3 – Maintenance of Shopping Frontages
- TC2 – Listed Buildings 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.

Other material considerations

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty 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.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 7 – Ensuring the vitality of town centres
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

None.

Informal Guidance

- Shopfront design sheets 1-6 (2020)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

31 surrounding properties were consulted plus site and press notices – no responses received. The overall consultation period expired on 08 December 2023.

Officer's Analysis

The application building consists of a retail building (currently vacant) on the southern side of New Road which extends through to Clive Road to the south and has frontages on both roads. This application relates to the Clive Road frontage and proposes alterations to the shopfront. There are no changes proposed to the New Road frontage. The site is located within the Gravesend Town Centre Opportunity Area. Gravesend Railway Station is to the south which is grade II listed.

The principle consideration in the assessment of this application is the impact of the proposal on the character and appearance of the building and streetscene and whether the proposal would impact on the setting of Gravesend Railway Station opposite the site.

Design, Character and Appearance

The application building is late 1960s in design, forming part of the overall 'Shopping redevelopment and ancillary storage and multi-storey car park' permitted under application ref. TH2/69/193A. It appears the shopfronts on both Clive Road and New Road were changed in the early 1980s under ref. 19830970 when the original shop was sub-divided into smaller units, one of which is the application site.

The element of the building fronting Clive Road is single storey only although it has the multi-storey car park on top of it. The shopfront on the Clive Road frontage consists of three sets of double entrance doors with two large areas of fixed glazing to the west and four large areas of fixed glazing to the east. It is the two eastern most glazed panels that it is proposed to alter to provide two sets of double doors for fire escape. This alteration would also involve the removal of the fascia sign above the existing two glazed panels and new reduced area of fixed lights with white aluminium frames and white infill around the doors. The doors would be RAL 9016 Traffic White which would match the existing white shopfront.

The alterations to the shopfront are considered modest and in keeping with the character of the existing shopfront still. It will also have the added benefit of evening up the areas of fixed glazing either side of the main entrance doors so there would be two either side of the doors instead of the existing arrangement of four to the east and two to the west. There would still be four large glazed panels providing a shopfront display to the Clive Road frontage of the shop and the alterations to the shopfront would therefore not affect the vitality of the retail use at all. The materials are all sympathetic and would match in with the existing shopfront units. The use of the unit is not being altered or amended.

Overall, it is considered the proposal would be in keeping with the character of the existing building and would not impact on the character of the streetscene. In regard to design, character and appearance the proposal is considered compliant with Policy CS12 (LPCS) and section 12 of the NPPF (2023).

Impact of setting of adjacent listed building

To the south is Gravesend Railway Station which is grade II listed however, due to the modest nature of the proposal and that the alterations to the shopfront are considered in keeping with the character building and would not impact the streetscene, it is considered there would be no harmful impact on the setting of Gravesend Railway Station. In this regard the proposal is compliant with Policy CS20 (LPCS), saved Policy TC2 (LPFR) and section 16 of the NPPF (2023).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed shopfront alterations are considered in keeping with the character of the building and would not impact on the streetscene nor impact on the setting of the grade II listed Gravesend Railway Station opposite. In this regard the proposal is therefore compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and sections 12 and 16 of the NPPF (2023).

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	22nd December 2023	Dated:	22 December 2023

