

Penfold Project Services

Change of use from E(c)(i) Financial services to E(b) Sale of food and drink for consumption (mostly) on the premises at: -

12 WINDMILL STREET, GRAVESEND, KENT, DA12 1AD

PLANNING AND HERITAGE STATEMENT

THIS APPLICATION IS A RESUBMISSION FOR THE PROPOSALS WHICH WERE APPROVED UNDER APPLICATION REFERENCE 20211064 WHICH HAS EXPIRED

INTRODUCTION

12 Windmill Street is located at the junction of Windmill Street with Manor Road.

It is within the King Street Conservation Area but is not a listed building.

The origins of the building are unknown but it has been commercial property for some years.



PREVIOUS PLANNING APPLICATIONS

- 19760009 - Erection of a new shopfront - Application Permitted
- 19830360 - Erection of two storey rear extension to form stair well enclosure and change of use of 1st floor from residential to office. Application Permitted
- 19850688 - Change of use from Travel Agency to a Building Society Branch Office. Application Permitted
- 19860024 - Display of internally illuminated fascia sign and double sided internally illuminated projecting box sign on the Windmill Street frontage and an internally illuminated fascia sign on the Manor Road frontage. Application Permitted
- 19860501 - Alterations to the ground floor front elevations on the Manor Road and Windmill Street frontages and installation of a new window at ground floor level on the Manor Road elevation. Application Refused
- 19860907 - Installation of a new shopfront on the Manor Road and Windmill Street frontage and installation of a new window at ground floor level on the Manor Road elevation. Application Permitted

PREVIOUS USE

The building consists of two floors plus a basement with a corner entrance from the Windmill Street/Manor Road Junction.

Following the Previous Planning History, it would appear that prior to 1983 the first floor had residential use when consent was obtained for office use, probably in conjunction the operation of a travel agency on the ground floor.

In 1985 consent was granted for the change of use from travel agency to a Building Society Branch office which is assumed to be for the Kent Reliance Building Society.

The Kent Reliance Building Society operated from the property until 2024 when it relocated to King Street in Gravesend.

The property has been vacant since then

PROPOSALS

The Applicants, Real Max Estate Ltd, have obtained a long-term lease on the property.

The proposal for a change of use will allow them to operate an artisan food business focusing on quality local produce and handmade items.

The concept is to create a neighbourhood hub where people can get fresh baked goods, artisan ice cream, and quality coffee in a welcoming environment supporting local suppliers.

It is not proposed to make any material changes to the building other than the erection of a few internal partitions.

The basement will be retained for storage purposes only.

Access to the shop will be retained in its current location.

A service counter will be installed at the front of the shop

A food preparation area will be created on the ground floor. The equipment will not require the installation of kitchen extract system

The remaining ground floor area will be retained as a customer eating area with access at the rear to the first floor.

Further customer seating will be created on the first floor with the existing toilet facilities being retained and a small staff area and office created.

There will be no changes to the existing shopfronts on Windmill Street and Manor Road.

ACCESS AND CAR PARKING

No off-street parking is provided but the properties are close to all amenities, public transport and public car parks.

AFFECT ON ADJOINING PROPERTIES AND AMENITIES

As there are no major works proposed there will be no adverse effect on adjoining properties and amenities