

Delegated Report

Householder Planning Application

Planning Application No: 20231071

Location: 40 East Terrace Gravesend Kent DA12 2DB

Description: Replacement of the lower ground front light well window with french doors, tiling of the front entrance path at ground floor level, installation of a door lamp at ground floor level, façade and mortar repair, along with associated internal and external alterations.

Applicant: Miss Jean Buckpitt

Site Visit Date: 25 January 2024

Submitted Documents/Plans

Application form;
Drawing no. 01 B – Location Plan;
Drawing no. 02 C – Proposed Floor Plans;
Drawing no. 03 C – Proposed French Doors;
Drawing no. 04 A – Block Plan;
Drawing no. 05 – Existing and Proposed Elevations;
Drawing no. 06 – Existing Floor Plans;
Design & Access Statement; and
Heritage Statement.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

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

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed and Beautiful Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Milton Place Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC Highways

This is an edge of town centre location, there are no highway implications.

No response from:

- GBC Conservation Officer

Neighbouring properties

3 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 16.02.2024 – no responses received.

Officer's Analysis

The application site consists of a two storey building plus basement situated on the eastern side of East Terrace.

The building is situated in the Milton Place Conservation Area and is subject to an Article 4 Direction (98/3).

The principle considerations are as follows:

- Whether the development would preserve or enhance the character or appearance of the Milton Place Conservation Area.

Whether the development would preserve or enhance the character or appearance of the Milton Place Conservation Area

Replacement of the lower ground front light well window with French doors

This proposal is for the replacement of the existing basement window on the front elevation with a set of French doors. The reasoning for this is said to be to improve daylight and to provide access to the lightwell. The existing timber single glazed window is not original, the proposed French doors would be the same

width as the existing window and the existing brick arch would be retained. The French doors would be timber and painted white; it is stated on the plans they would be double glazed and should permission be forthcoming it is recommended a condition is attached to request joinery details of the French doors and to ensure the glazing is slim-lite double glazing and not standard thick double glazing. Although the doors would be at basement level they would still be visible when one looks at the front elevation of the building at close quarters therefore it is still important that the joinery details are appropriate and that only slim-lite double glazing is used and not standard double glazing. Overall however, subject to such a condition it is considered the proposal to change the existing front basement window to a set of French doors would be acceptable and would preserve the character and appearance of the host dwelling and the Milton Place Conservation Area.

Tiling of the front entrance path

The existing path is laid with concrete, the proposal to add a ceramic floor tiles in a monochrome pattern would be a more sympathetic treatment and in this respect the character and appearance of the host dwelling and the Milton Place Conservation Area would be enhanced. Details of the appearance of the tiles are shown on the proposed ground floor plan and this is considered sufficient detail with no further details being considered to be required.

Installation of a door lamp at ground floor level

The lamp would be affixed to the right of the front door and would be in a traditional style in a black finish with details of the actual lamp provided in the Design and Access Statement. The lamp is considered a modest addition which would not cause any harm to the character or appearance of the host dwelling and would preserve the character and appearance of the Milton Place Conservation Area.

Façade mortar repair

Existing brickwork on front elevation to be re-pointed as necessary with flush pointed lime mortar. Subject to details of the pointing finish and mortar mix this would be acceptable and preserve the character and appearance of the host dwelling and the the Milton Place Conservation Area.

The internal alterations do not require permission as the building is not listed.

In summary the proposed works of replacement of front basement window with French doors, tiling of front path, lamp and mortar repairs would subject to conditions be acceptable and preserve the character and appearance of the host dwelling and the Milton Place Conservation Area. In this respect the proposal is compliant with Policies CS19 and CS20 (LPCS), saved Policy TC3 (LPFR) and sections 12 and 16 of the NPPF (2023).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would preserve the character and appearance of the host dwelling and the Milton Place Conservation Area and is compliant with local and national planning policy.

Recommendation: Permission

(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:	8th March 2024	Dated:	08 March 2024