

Delegated Report

Householder Planning Application

Planning Application No: 20211147

Location: 16 Lennox Road East Gravesend Kent DA11 0NB

Description: Replacement of original slate roof tiles with new fibre cement roof tiles of similar colour and texture.

Applicant: Mr Guy Mersh

Site Visit Date: 23/09/2021

Submitted Documents/Plans

- Application Form Received 21/09/2021;
- Design and Access Statement Received 17/09/2021;
- Drawing No: PL-003 (Existing Elevations) Received 17/09/2021;
- Drawing No: PL-002 (Existing Floor and Roof Plans) Received 17/09/21;
- Drawing No: PL-001 (Site Location Map) Received 17/09/21;
- Drawing No: PL-004 (Proposed roof Plans & Elevations) Received 17/09/21;
- Heritage Statement Received 17/09/2021.

Relevant Planning History

No Relevant Planning History

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), 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 which 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 (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Pelham Road / The Avenue, Gravesend Conservation Area Character Appraisal
- Management Plan Gravesend's 19th Century Suburban Conservation Areas
- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

Ward Councillors

“As the property is located within the Pelham Road/The Avenue Conservation Area, where Article 4 Directive applies, I would want the applicant to submit a sample of the proposed fibre cement roof tiles so that you can assess their suitability as replacements for the traditional slate tiles”

GBC Conservation Architect

No comments received.

KCC Heritage

No objections

Neighbouring properties

The application was advertised by way of Site Notice, press notice and letters to 9 surrounding properties. The consultation period expired on 22nd October 2021 and no comments were received.

Analysis

Proposal

The proposal seeks the replacement of original slate roof tiles with new fibre cement roof tiles of similar colour and texture.

Character and Appearance

The application property is a semi detached Edwardian house situated in the Pelham Road/The Avenue Conservation area and is subject to an Article 4 Direction (Ar/08/2) which came into force in October 2008. The purpose of the direction was to preserve the character and appearance of the area as it was felt that this was being seriously eroded.

The proposal seeks to replace the existing slate tiles with a cement fibre tile of a similar appearance. In its current state it is evident that the property is in a state of disrepair and some form of repair is required to the roof of the existing property. The Article 4 direction has removed class C permitted development rights which prevents the owners of this property from making and changes to the roof without prior approval from

the Council.



When assessing an application in a conservation area it must seek to satisfy the test which is whether the development, in itself, preserves or enhances the character and appearance of the Conservation Area. The applicant has provided a tile sample to the Council upon request so that an assessment can be made on the appearance and whether it would make a satisfactory replacement for the original slate tiles.



Upon inspection of the tile it is evident that the material is unauthentic and unsympathetic and will neither improve nor enhance the appearance of the Conservation Area but cause harm to it. The replacement tiles fail to replicate the appearance of original slate tiles which are textured in appearance, the proposed tiles are smooth in appearance and have a more plastic appearance/feel.

The proposed replacement tiles are unacceptable in appearance and are harmful to the character and appearance of the Conservation area and as such the proposal is contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021).

Neighbouring Amenity

The proposed alterations will have no detrimental impact on the amenities of neighbouring properties

Parking and Highways

The proposed development will have no detrimental impact on parking or highway safety.

Conclusion & Recommendation

The replacement of the original slate tiles with cement tiles, due to their artificial appearance and lack of detailing, will have a harmful effect on the character and appearance of the Pelham Road/The Avenue

Conservation Area and are therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, Saved Policy TC3 of the Gravesham Local Plan 1994 and Section 16 of the National Planning Policy Framework 2021 which seek, amongst other things, development which preserves or enhances the character and appearance of Conservation Areas.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28 th October 2021	Dated:	3rd November 2021