



Delegated Report

Planning Application

Planning Application No: 20231073

Location: Royal Mail Depot Queen Street Gravesend Kent

Description: Remove and replace the existing shutters with new roller shutters and pass doors with the replacement of the existing roof lantern with new.

Applicant: Royal Mail Group Ltd

Site Visit Date: 3 November 2023

Submitted Documents/Plans

- Application form;
- Drawing no. 17578-01 - Existing Ground Floor Plan, Roof Plan, Elevations, Site Location and Block Plan;
- Drawing no. 17578-02 - Proposed Ground Floor Plan, Roof Plan, Elevations and Block Plan
- Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
19990360	Change of use of road transport workshop into a Royal Mail sorting office.	Permitted	30.07.1999
19880287	Siting of a T.V satellite dish antenna on the roof	Permitted	09.06.1988

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)

- TC2 – Listed Buildings
- 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

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.

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 Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- King Street Conservation Area Character Appraisal (2009)
- High Street & Queen Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

None.

Neighbouring properties

24 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 2 December – no responses.

Officer's Analysis

The application site consists of the Royal Mail Depot which is a single storey building which has two frontages, one on Queen Street and the other on Berkley Road. On the Queen Street side the frontage is set back some 14.5m from the road with a front forecourt area in front of it and on the Berkley Street side the front of the building fronts directly onto the pavement. The front forecourt part of the site fronting Queen Street and the front part of the building fronting Berkley Road are located in the King Street Conservation Area; the central part of the building is not located in the Conservation Area. The High Street & Queen Street Conservation Area lies directly to the north of the site. The grade II listed building no. 1 Milton Road lies to the south of the site however, the building suffered a catastrophic fire in 2022 and currently there are just the burnt remains of the collapsed building lying on the site; an assessment of any impact on this listed building is therefore not considered applicable anymore.

The principal considerations in the assessment of this application are therefore the impact of the proposal on the King Street Conservation Area and the setting of the High Street & Queen Street Conservation Area.

The works proposed relate to the replacement of the existing sliding shutter doors on both the Queen Street and Berkley Road frontages with roller shutter doors. The openings would remain the same as existing and the change would just be from a sideways sliding door to an up and over roller shutter door. The existing doors are not considered to be of any architectural or historic merit and are beginning to look a little tired in

terms of colouring etc. The proposed doors would effectively appear very similar to the existing but would just have a different way of opening. The doors would remain the same colour as existing i.e. Traffic Red RAL 3020 which is detailed on the plans. The proposed replacement doors are considered modest in terms of a change to the building and would have no harmful impact on it or the character or appearance of the King Street Conservation Area which both frontages of the building are situated in nor the setting of the adjacent High Street & Queen Street Conservation Area which lies directly to the north. The character and appearance of both Conservation Area would therefore be preserved.

The other element of the proposal is the replacement of the existing sky lantern on the north-western corner of the roof on a like-for-like basis. It is an existing pyramid style roof lantern which would be replaced with a new roof lantern which would be exactly the same size and appearance as the existing. As the roof lantern would be exactly the same as the existing there would be no impact on the character or appearance of the King Street Conservation Area nor the setting of the High Street & Queen Street Conservation Area both of which would be preserved. The roof lantern is also not visible when the building is viewed from either Queen Street or Berkley Road.

Overall therefore the proposal is considered to not harm the character or appearance of the King Street Conservation Area nor the setting of the High Street & Queen Street Conservation Area, both of which would be preserved. In this regard the proposal is compliant with Policies CS19 & CS20 (LPCS) and saved Policy TC3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Overall therefore the proposal is considered to not harm the character or appearance of the King Street Conservation Area nor the setting of the High Street & Queen Street Conservation Area, both of which would be preserved. In this regard the proposal is compliant with Policies CS19 & CS20 (LPCS) and saved Policy TC3 (LPFR).

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	R Hart
Dated:	30 November 2023	Dated:	4th December 2023