



Delegated Report

Planning & Listed Building Consent Applications

Planning Application No: 20231032
20231033

Location: Gravesend Delivery Office, 144 Milton Road Gravesend Kent

Description: 20231032 - Removal of selected existing roof lights and lantern and infill with matching construction to the surrounding area: repair of existing roof coverings.

20231033 - Application for Listed Building Consent for the removal of selected existing roof lights and lantern and infill with matching construction to the surrounding area: repair of existing roof coverings.

Applicant: Royal Mail Group Ltd

Site Visit Date: 3 November 2023

Submitted Documents/Plans

Application form;
Drawing no. 17576-04 – Proposed Plan & Section A-A;
Drawing no. 17576-03 – Existing Plan & Section A-A;
Drawing no. 17576-01 – Existing Roof Plan, Elevations, Site Location and Block Plan;
Drawing no. 17576-02 Proposed Roof Plan, Elevations and Block Plan;
Drawing no. 17576-05 – Typical Roof Details;
Drawing no. 17576-06 – Typical Roof Details;
Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201191	Listed Building Consent for removal of selected existing roof lights and either their replacement or infilling with matching construction to the surrounding area; repair of existing roof coverings.	Permitted	02.02.2021
20201190	Removal of selected existing roof lights and either their replacement or infilling with matching construction to the surrounding area; repair of existing roof coverings.	Permitted	02.02.2021

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

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works 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.

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

- Harmer Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Informal Guidance

Listed Buildings A Guide for owners and occupiers (2020)

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- National Amenity Societies

Neighbouring properties

20231032 - 86 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 24.11.2023 – no responses received.

20231033 - No surrounding properties were consulted as not required for LBC applications. There were site and press notices – overall consultation expiry date was 24.11.2023 – no responses received.

Officer's Analysis

The site consists of a three storey building which is in use as a Royal Mail Delivery Office. The building is on the junction with The Grove and is grade II listed and situated in the Harmer Street Conservation Area.

This application is for planning and listed building consent for removal of selected existing roof lights and lantern and infill with matching construction to the surrounding area: repair of existing roof coverings.

The principal considerations in the assessment of this application are whether the proposal would protect the architectural and historic interest of this grade II listed building and whether the character and appearance of the Harmer Street Conservation Area would be preserved.

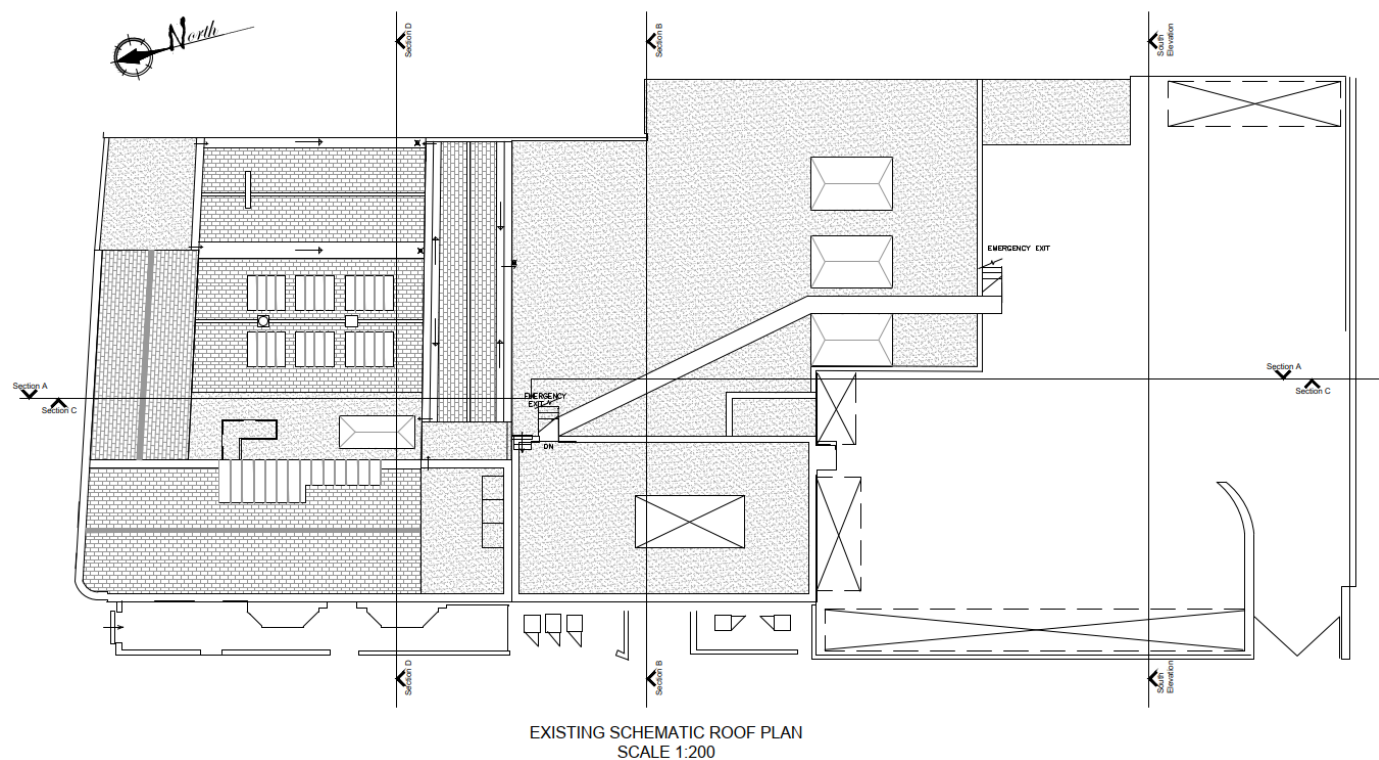
There were similar planning and listed building consent applications in 2020 - refs. 20201190 & 20221191 which were for 'Removal of selected existing roof lights and either their replacement or infilling with matching construction to the surrounding area; repair of existing roof coverings' and 'Listed Building Consent for removal of selected existing roof lights and either their replacement or infilling with matching construction to the surrounding area; repair of existing roof coverings' respectively which were permitted on 2 February 2021; these permissions expire on 2 February 2024. These works related to other areas of the roof of the building to what is proposed in these current planning and listed building consent applications. It is stated in the Design & Access Statement that these current applications have been submitted following a condition inspection being carried to the roof and there are other areas which have been found to be in disrepair.

The roof of the building is as follows in the below aerial image:

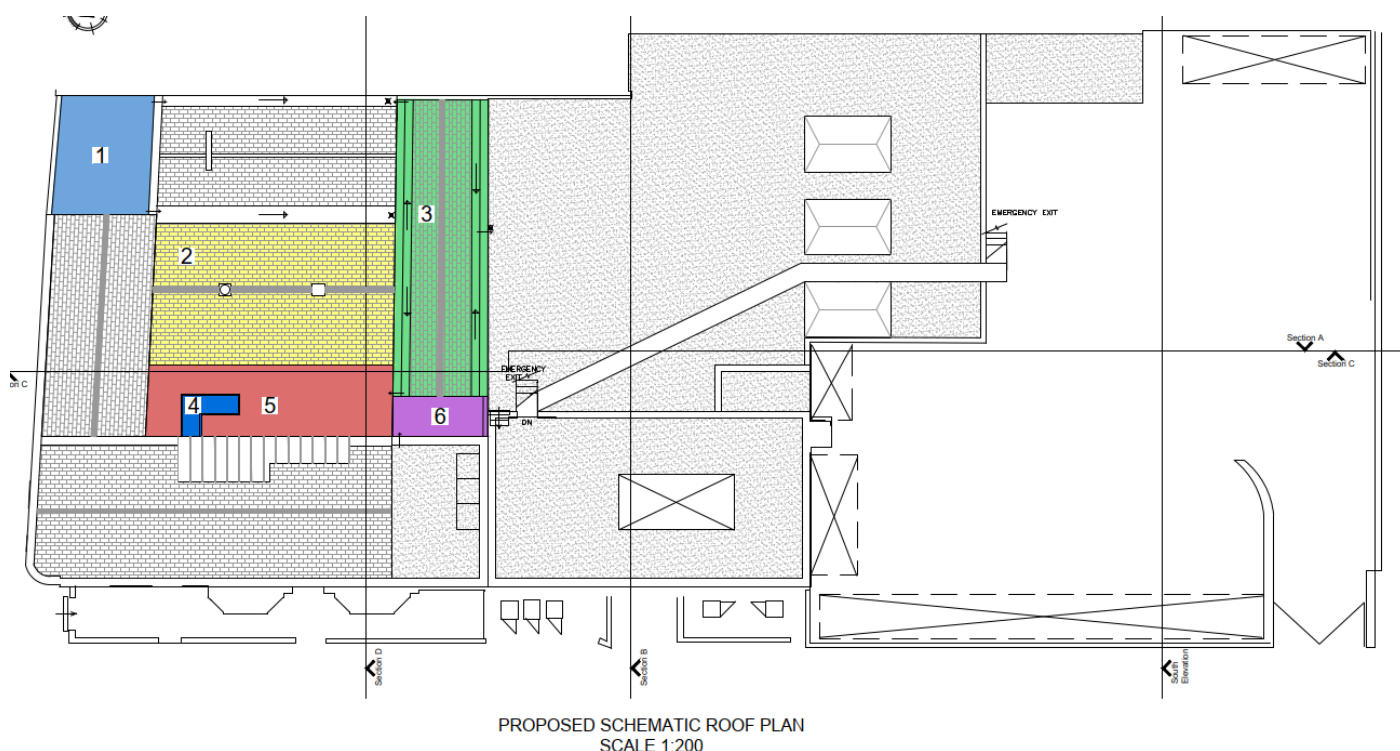


The existing and proposed roof plans are as follows:

Existing Roof Plan



Proposed Roof Plan



The works proposed are as follows with a comment in blue after by the Planning Officer on the suitability of the works:

Roof 1: Supply and install a liquid roof coating to the entire roof – This is considered a sympathetic method and acceptable as it will provide a Waterproofing System to the roof which will help prevent any future water ingress which is a benefit for the building.

Roof 2: Remove existing sloped glazed rooflight, infill the structural opening with roof construction to match and supply and install new felt, battens and grey Welsh slate tiles to match – The rooflights are in a more modern addition to the building and their removal would not therefore have any impact on the significance of the main original 1850 part of this listed building which is the highest significance. Welsh slates are proposed for the infilled roof which are highly appropriate for this listed building; a condition would be required for a sample of the Welsh slate to ensure its suitability should permission be forthcoming.

Roof 3: Remove all the existing slate tiles to the entire roof slope and supply and install new felt, battens and grey Welsh slate tiles to match existing. This part of the roof is a more modern addition to the building and not the original c. 1850 part, the replacement of the existing roof would therefore be acceptable. Welsh slates are proposed which are highly sympathetic. This proposal would therefore not have any harmful impact on the significance of this grade II listed building subject to a sample of the slate.

Roof 4: Remove the existing flat roof covering and external wall cladding and recover the flat roof with a new insulated roof system as per the submitted details; supply and install new external insulated wall cladding to match the existing. The existing flat roof element is a modern and an incongruous addition, the removal of its existing roof covering and replacement with an insulated roof covering to match existing therefore raises no issues.

Roof 5: Remove the existing glazed roof lantern; infill the structural opening with flat roof construction to match the existing: supply and install a new insulated roof system to the entire roof area, creating an upstand where rooflights has been removed. This is the roof of a more modern addition to the building and the removal of the roof lantern and replacement with a flat roof therefore raises no issues in terms of the significance of the listed building as it does not relate to the original 1850 part of the building. The flat roof relates to an 'inner' part of the roof of the building and would not be visible from any public realm due to being a lower height than the main three storey part of the building fronting Milton Road and The Grove.

Roof 6: Supply and install a liquid roof coating to the entire roof area as shown in the submitted details – As for roof 1 this is considered a sympathetic method and acceptable as it will provide a Waterproofing System to the roof which will provide a Waterproofing System to the roof which will help prevent any future water ingress which is a benefit for the building.

The proposals essentially relate to waterproof coating on two areas of roof, removal of rooflights in a modern section of the roof and replacement of existing coverings on some other modern parts of roof with insulation and all with matching and sympathetic materials.

None of the roofs relate to the original 1850 part of the building and all relate to the roofs of modern additions to the building. The works will repair existing areas of the roofs that are in disrepair and ensure the future of the building is protected from water ingress etc. for some time to come. Subject to a condition for a sample of the Welsh slate the proposal would therefore protect the architectural and historic importance of this grade II listed building. The parts of the roof subject of this application would not be visible from the streetscene and therefore the character and appearance of the Harmer Street Conservation Area would be preserved.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the architectural and historic importance of this grade II listed building preserve the character and appearance of the Harmer Street Conservation Area.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	27 th November 2023	Dated:	28th November 2023