

Delegated Report

Planning Application

Planning Application No: 20220719

Location: Land Adjacent To The Railway Bell Anglesea Place Gravesend Kent

Description: Erection of a detached Class E(a) building

Applicant: Mr Anmol Kataria

Site Visit Date: Site Visit 24.08.2022

Submitted Documents/Plans

- Application Form;
- Planning & Heritage Statement;
- Site Layout, Drawing no. 001 rev A;
- Block Plan, Drawing no. 002 Rev A;
- Existing & Proposed Floor Plans, Drawing no. 003 rev A (The Railway Bell);
- Existing & Proposed Floor Plans, Drawing no. 003 rev A; and
- Proposed Elevations, Drawing no. 004 rev A.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220720	Internal alterations including the fitting of cooking units and flue extraction system and also includes the installation of a door in the later kitchen extension into the enclosed garden area	Pending	
20220721	Application for Listed Building Consent for the internal alterations including the fitting of cooking units and flue extraction system and also includes the installation of a door in the later kitchen extension into the enclosed garden area	Pending	
20200124	Erection of new building for takeaway shop.	Refused	09.04.2020
20191326	Application for Listed Building Consent for installation of new external stairs to first floor flat and renewal of the handrail around the balcony.	Approved	09.04.2020
19850384	Application for Listed Building Consent for erection of ornamental brick planters on the anglesea place frontage	Approved	19.06.1985
19850283	Use of land at the side as a patio garden area in connection with the adjoining Public House with ornamental painters on road frontage	Approved	18.06.1985
19830612	Application for Listed Building Consent for a installation of replacement sash windows b re opening of doorway to garrick st c installation of replacement door	Approved	30.01.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS07 – Economy, Employment and Skills
- CS08 – Retail Leisure and Hierarchy of centres
- CS11 – Transport
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- S3 – Maintenance of Shopping Frontages
- S4 – Non-shopping uses in Shopping Areas
- T1 – Impact of Development on Highway Network
- TC2 – Listed Buildings

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, 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.

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 6 – Building a strong, competitive economy
- 7 – Ensuring the vitality of town centres
- 11 – Making effective use of land
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment.

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Consultees

Internal consultees

GBC Conservation Officer - No comments received

Ward Councillors – No comments received

GBC Highways – No objections.

Neighbouring properties

2 surrounding properties were consulted and a site notice was posted on 15.07.2022. The application was also advertised by way of press notice, as the development affects the setting of a listed building.

The overall date of expiry was 05.08.2022, no comments have been received.

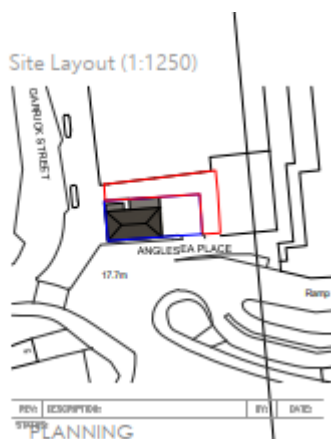
Officer's Analysis

Site Description

The application site is situated within Gravesend Town Centre and located to the south of the Primary Shopping Area. The western portion of the site fronts a Secondary Shopping Frontage.

The site is situated between the rear of the Railway Bell Public House to the south and the Tesco Metro store to the north.

The site location plan is extracted below;



The adjacent Public House is a grade II listed building (HE Listing 1089042), but worth reviewing Historic England's listing of the building below;

'1. 5277 ANGLESEA PLACE (North Side)

The Railway Bell Public House TQ 6474 SE 1/50

II

2. Mid C19. 2 storeys weatherboarded. Hipped slate roof, 3 sashes set in moulded architraves with verticals only. The ground floor has 2 doorcases with cornices and brackets and left side contemporary bar front.'

The policy context that is of direct relevance to the proposed development are CS05, CS08 of the CSLP (2014) and S3/S4 of the LPFR (2014).

Proposed Development

The application seeks to use the vacant space between the Railway Bell Public House and the Tesco Metro

for Use Class E(a) purposes. The western boundary fronting Garrick Street would be the most visible as the development would have a shop frontage There.

From the plans submitted, the built form would comprise of a western and eastern wing of the building. The latter portion has a railing above with the appearance of creation of roof terrace. An external staircase is proposed to the along the eastern boundary of the site near the parking area to the rear of Tesco Metro.

The internal layout of the western wing comprises of a long narrow room leading to the rear of the site. The plans, which is designated for preparation area.

Background

It is worth noting that an application for a take away (ref 20200124) was refused at the site for the following reasons;

- 1. The proposed development would lead to parking that would be detrimental to highway safety and undermine the functioning of the Garrick Street/Barrack Row transport interchange. In addition, insufficient information has been submitted, to allow an appropriate assessment of the amount of parking provision (both at the application site and the existing public house) and the impacts of the required refuse storage/deliveries on circulation/access to existing parking spaces at the public house, to be undertaken. The proposal is therefore contrary to Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.*
- 2. Insufficient detail has been submitted to allow the full impacts of the proposed development to be accurately assessed. In particular, inadequate details have been submitted to illustrate the extraction system necessary to mitigate the odour and noise and associated with the operation of the takeaway and to mitigate the visual impacts of that extraction system and the proposed bin store. As such, it is not possible to make a determination as to the impacts of the proposal on the setting of the listed building or on the residential amenity of adjacent residential occupiers and the proposal would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review November 1994.*

Principle of Development

The application site is within Gravesend Town Centre and the western boundary fronts Garrick Street, which forms part of the Secondary Shopping Frontage.

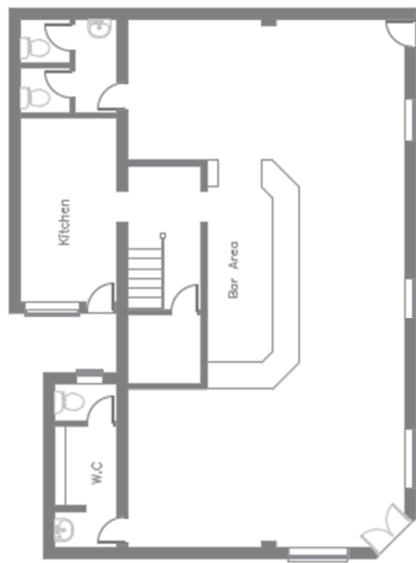
The site is covered by Policy CS05 comprises part of the Gravesend Town Centre Opportunity Area identified as sub-area 3.1 in the preamble. This policy seeks to focus town centre related economic and social activity in the Borough by consolidating the existing retail area, encouraging a mix of employment and residential uses and (among other things) promoting an evening economy and taking full advantage of its heritage and riverside setting.

Policy CS08 is also relevant to the development, this policy seeks to ensure that the Town Centre is maintained as the highest order centre within the Borough and retail, leisure, entertainment facilities and the more intensive sport and recreation uses will be appropriately directly.

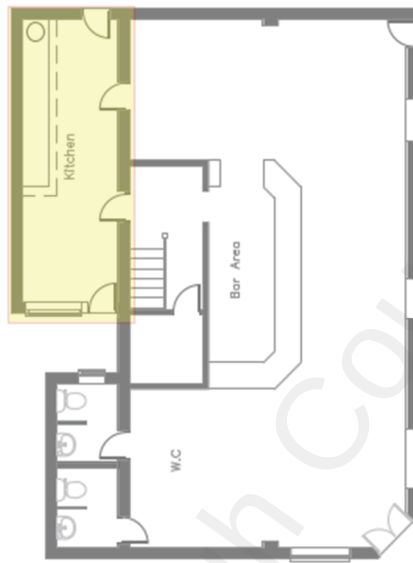
Saved Policy S4 (LPFR) states that in those shopping street frontages indicated on the Proposals Map, the Borough Council will allow changes of use to uses which are appropriate to the Town Centre Shopping Area and which require a shop window frontage, including uses falling within Use Class A2, provided that the total number of buildings in such uses in each particular length of street is not excessive.

Therefore, the principle of a retail building is considered acceptable, subject to compliance with design

relevant policies.



Existing Ground Floor Plan



Proposed Ground Floor Plan

Design, Character and Appearance

Policy CS20 of the Gravesham Local Plan Core Strategy September 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment. Policy TC2 of the Gravesham Local Plan First Review 1994 sets out that the primary consideration for development affecting the setting of listed buildings, will be the maintenance of their integrity. It also states that proposals should be sympathetic in terms of massing, scale, appearance and materials to the listed building.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

Grade II Listed Building

As the application site is adjacent to a Listed Building, the site has therefore been advertised as affecting the setting of a Listed Building. The Council's Heritage advisor has been consulted on the current application and has made the following comments;

'There are some discrepancies/omissions that should be clarified by the applicant/agent. The front elevation as proposed shows the front of the listed building with a gabled roof and no windows or doors; this is incorrect and needs correcting. There is no boundary treatment (gates, railing) indicated on the drawings; this needs adding. There is no detail or indication of material/construction of the extended flat roof railings, which needs adding. The heritage statement should list the work carried out and its impact on the significance of the listed building, in accordance with NPPF 194.'

While the comments regarding the lack of windows/doors to the south/front elevation of the Railway Bell Public House are noted, however, the application under consideration relates to the new building solely. In any case, the Heritage comments indicate there is a lack of details within the contents of the application especially with regards to the materials/construction and details of boundary treatments.

Design/Layout

The plans indicate that the proposed building would be part two storey, fronting Garrick Street, and single storey to the rear, where the site would be most visible from Anglesea Place and Clive Road.

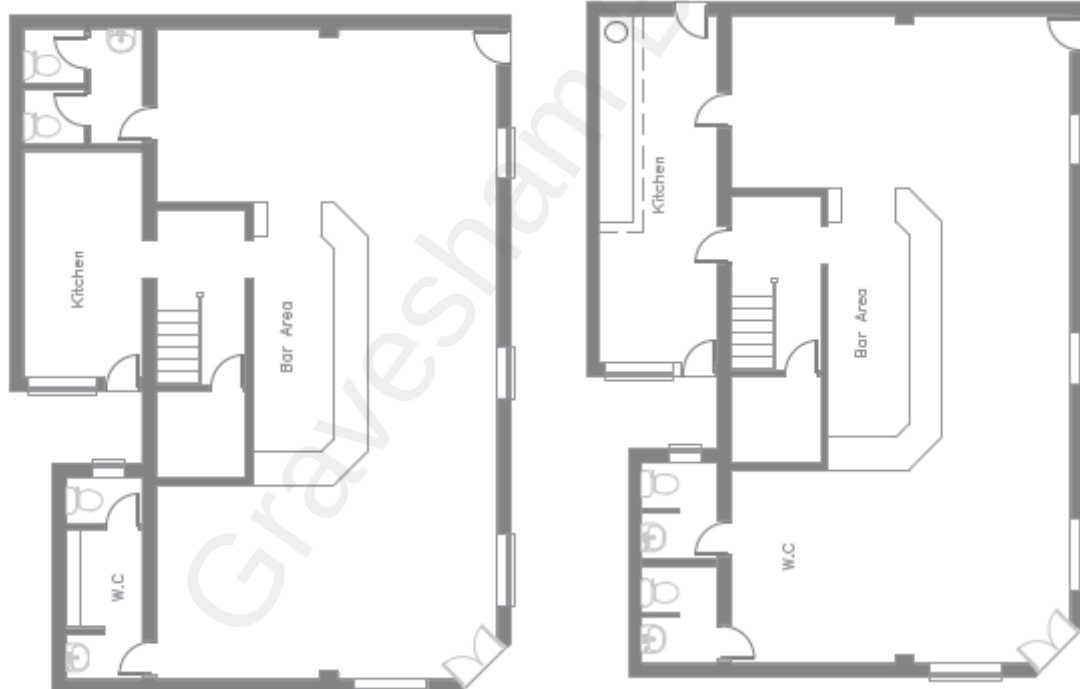
Extracts are below of the elevation plans are below;



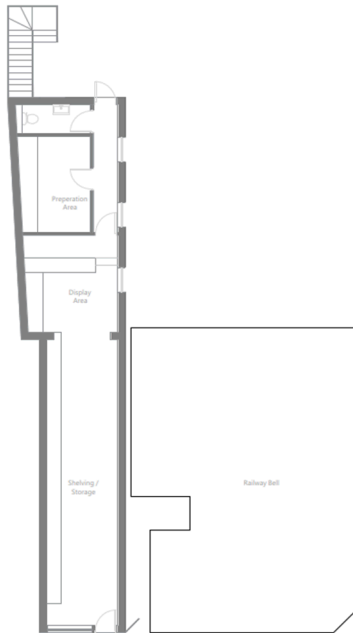
The overall layout of the site is constrained and the overall design and internal layout is peculiar. The internal layouts are listed below and compared with the existing and proposed layout of the Railway Bell Public House.

Existing Floor Plans

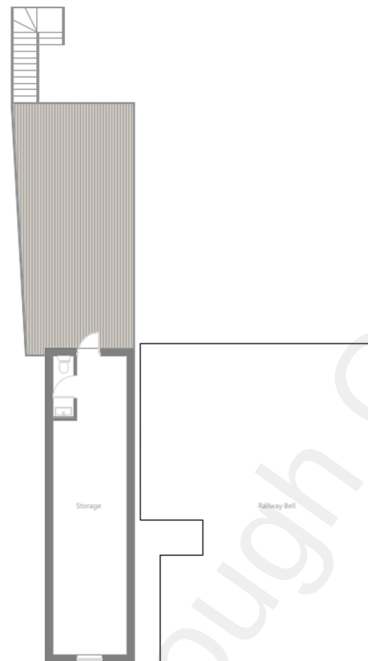
Proposed Floor Plans (as part of 20220721)



Ground floor plans (current app 20220719)



First Floor Plans (current app 20220719)



As viewed from the elevation plans, there are railings to the single storey element of the proposal which gives the impression the building might be used as a roof terrace which has an external staircase leading to the waste area. Plans indicate that the site might be used as a coffee shop and it appears that the roof terrace area might be used as a further seating area, but the plans indicate that there would be no internal staircase. Therefore, the roof terrace area would solely be accessed exiting the site to the rear, going through the waste area and onto the roof.

Nonetheless, there is limited information supplied with the application and, therefore, it is not clear how the roof area would be used. Also, it is not clear why such a large storage space is required at first floor, but again this would be accessed externally.

Therefore, in terms of design and layout, the site is constrained by the layout of the site which creates an incongruous design and internal layout of the floor plans. Furthermore, limited details have been supplied in relation to the proposed building. Therefore, the proposal is considered contrary to policies CS19 and CS20 of the Core Strategy (2014) and saved Policies TC2 of the Local Plan First Review.

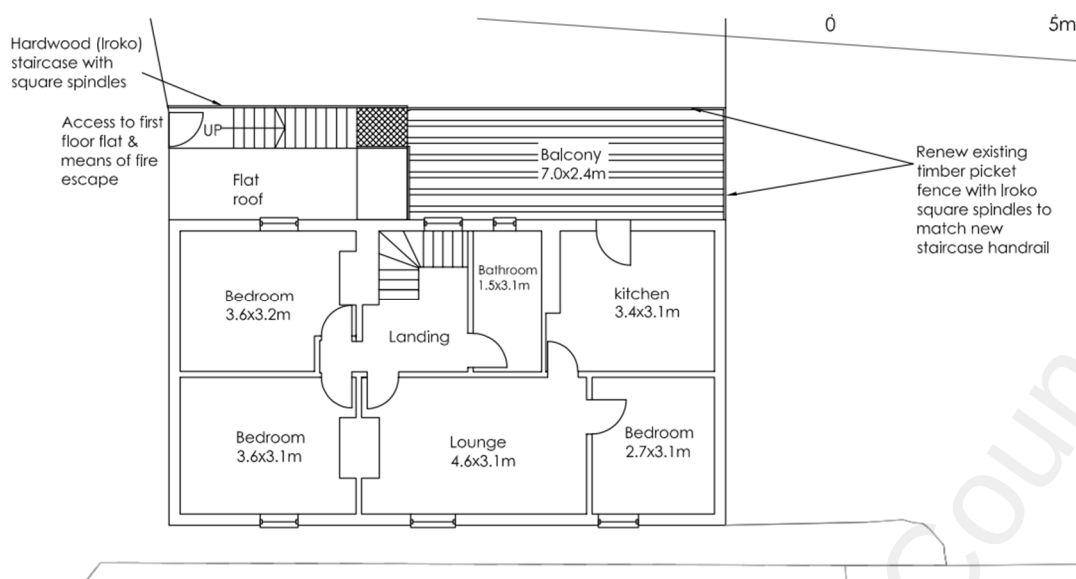
Amenity of Future Occupiers and Neighbouring Amenity

In terms of impact to future occupiers of the site as a retail building, there would be limited impact to future occupiers of the site.

In terms of neighbouring amenity, a listed building application (ref 20191326) was submitted for the Railway Bell Public House for the following development;

'Application for Listed Building Consent for installation of new external stairs to first floor flat and renewal of the handrail around the balcony'

A layout plan of the first floor of the Railway Public House is below;



Evidentially, it would appear that there would be a bedroom facing the flank elevation of the building and the balcony area would be enclosed by a blank façade to the north. Furthermore, given the roof terrace space has not been accounted for, it is likely the use of this space by the proposed coffee shop / or workers accessing the storage space at first floor would result in unwanted noise, disturbance and loss of privacy/overlooking to the residents of the first floor flat. Also, the large blank façade facing the application first floor flats are considered to create an overbearing impact to the first floor flat.

Overall it is considered that the proposed development, would have significant adverse impacts on the residential amenity of occupiers of the first floor flat and fails to comply Policy CS19 (LPCS).

Highways and Parking

As the refused application at the site for a take away shop was refused on Highways grounds, initial comments were sought in relation to the current application. Given the proposed use class of the building there were no objections raised, notwithstanding this, concerns were raised if the site was raised if the site would be used as a coffee shop or bakery. As the application is recommended, the concerns will are not considered relevant in the context of the current application.

Conclusion & Recommendation

The application is recommended for refusal due to a lack of information and the harms to neighbouring amenity.

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	R Hart
Dated:	23rd August 2022	Dated:	25th August 2022