

Delegated Report

Planning Application

Planning Application No: 20220720

Location: The Railway Bell, Anglesea Place Gravesend Kent

Description: 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

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.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220719	Erection of a detached Class E(a) building	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
19810924	Remove an internal chimney stack at ground floor level.	Refused	01.02.1982
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 planters 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

It should be noted that the application site has been subject to two recent enforcement investigations;

1. 18/00038/EN – in relation to the unauthorised stationing of a portacabin at The Railway Bell. The portacabin was removed and the enforcement case closed in April 2018.
2. 19/00229/EN – in relation to monitoring the listed building (The Railway Bell). Historic alterations may require listed building consent.
3. 21/00138/EN – Unauthorised changes to listed building – stickers to windows, banner displayed and unauthorised changes to sign.

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
- T1 – Impact of Development on Highway Network
- TC2 – Listed Buildings

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 – Limited information received to determine the application.

Ward Councillors – concerns expressed regarding the extent of the application submitted at the site.

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 is a listed building.

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

Officer's Analysis

Background

Having viewed the site, the Railway Bell Public House now operates as a restaurant currently under the name of Punjabi Junction. As noted above, there has been recent enforcement history concerning authorised works to the Listed Building, but from the Council's records the enforcement history does not concern the use of the building.

Notwithstanding this, the applicants Planning Statement references change of use of the Public House (previously Class A4 prior to 1st September 2020) and maintain that the change of use of the building to a restaurant with ancillary take-away services occurred after the changes to the 'Town and Country Planning (Use Classes) Order 1987 (as amended). The LPA are not entirely clear on the exact dates when the building changed from a Public House to restaurant with ancillary take-away services, but the application currently under consideration is for a new door to the application building.

In light of the above, the application under consideration is not assessing the change of use of the building or the merits of the change of use to the building, but rather the principle and the merits of the installation of the door in the flank elevation. Internal works are proposed but these will be considered under the associated listed building application 20220721.

Site Description

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

The site location plan is extracted below;



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

'1. 5277 ANGLESEA PLACE (North Side)

The Railway Bell Public House TQ 6474 SE 1/50

II

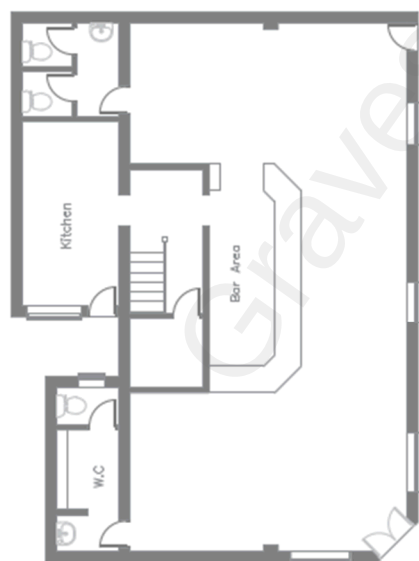
2. Mid C19. 2 storeys weatherboarded. Hipped slate roof, 3 sashes set in moulded architraves with verticals only. The ground floor has 2 doorcases with cornices and brackets and left side contemporary bar front.'

The policy context that is of direct relevance to the proposed development are CS05, CS08, CS19, CS20 of the CSLP (2014) and S3 of the LPFR (2014).

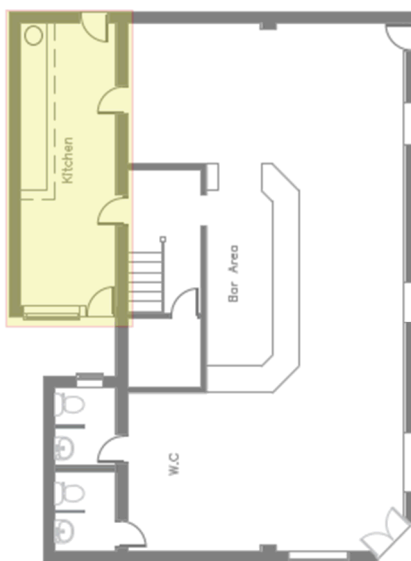
Proposed Development

The description of development references internal alterations for the cooking units and flue extraction system and the installation of a door in the later kitchen extension into the enclosed garden.

As the application has been submitted as a joint Planning & Listed Building application, only the new door to the kitchen reformed kitchen area is the subject of the current application. The existing and proposed floor plans are extracted below and highlighted portion of the proposed floor plan demonstrates the internal configurations and the location of the new door.



Existing Ground Floor Plan



Proposed Ground Floor Plan

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.

However, for the purposes of the current application, which mainly relates to the installation of a new kitchen door to the flank elevation, there would be limited scope for the application to invoke an appropriate assessment under the above referenced policies.

Therefore, the Public House is a grade II listed building, the principle of inserting a new door in the flank elevation is considered acceptable, subject to compliance with design relevant policies.

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.

The location of the door in the eastern flank elevation would have limited visibility from the street scene and with the neighbouring sites being courtyards / parking spaces for the adjacent commercial developments, it is considered the harm to the neighbouring sites are not considered to be detrimental to visual amenity. The application form states that the internal and external works to the property have already commenced, which suggests that the door has already been installed.

Having consulted the Council's Heritage advisor on the matter, he maintains that there is insufficient information to determine the application. The limited details submitted in relation to the proposed door and the sole reference to the door is the on the proposed floor plans above. The submitted Planning/Heritage Statement does not adequately describe the significance of the heritage assets affected by the development but merely states;

'We are satisfied that the works that have been carried out to the listed are of a very minor nature and have not impacted on the original historic fabric of the building. The only new element would be a door into the beer garden from the eastern end of the kitchen extension which would not adversely effect the LB.'

While the works may be 'minor', the LPA consider the heritage statement fails to address the significance of the grade II Heritage Asset and how the proposed development might be affected by it. Furthermore,

limited details of the door to be inserted, or has been inserted, has not been forthcoming in this application. Based on the above, the application will be recommended for refusal on the basis of lack of details, contrary to paragraph 194 of the NPPF (2021).

On that basis the proposal is 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, the installation of an external door is considered to have limited impact to future occupiers of the site.

The installation of the external door is considered to also have limited impact to the neighbouring commercial sites

Overall it is considered that the proposed development, would not have significant adverse impacts on the amenity of surrounding occupiers and complies Policy CS19 (LPCS).

Any Other Material Planning Considerations

As noted above, the site has been subject of recent enforcement investigations prior to the submission of the current application. The application form submitted indicates the internal and external works have commenced.

Having viewed the site externally from the street scene, it is apparent an external marquee/tented equipment has been stationed in the external area of the site, which suggests that the external door has been installed without the benefit of planning permission.

The photo below illustrates this.



Furthermore, there Planning/Heritage Statement indicates that building now operates as a restaurant and the outside area would appear to accommodate the restaurant use. However, the existing and proposed floor plans do not make it clear how this external seating would be accessed from the building flank elevation, as customer would have to access through kitchen area.

In light of the above, further enforcement investigations may be required to assess the harm to the grade II listed building.

Conclusion & Recommendation

The application is recommended for refusal due to a lack of information.

(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:	<i>R Hart</i>
Dated:	25 August 2022	Dated:	25th August 2022