



Delegated Report

Householder Planning Application Listed Building Consent

Application No:	20221160 - Householder Application 20221161 - Listed Building Consent
Location:	62 Wrotham Road, Gravesend, Kent, DA11 0QF
Description:	20221160 - Erection of a single store rear extension with internal alterations. 20221161 - Application for Listed Building Consent for the erection of a single store rear extension with internal alterations.
Applicant:	Mr Naeem Karim, Simple Solutions Ltd
Site Visit:	N/A Desktop Assessment - with supporting photographs

Site Description

62 Wrotham Road is a Grade II Listed Building located on the eastern side of the highway, but is not within a Conservation Area. The property forms one of a pair of semi-detached Listed Buildings.



The listing description for the property is as follows:

Early C19. 3 storeys and basement brown brick. Stuccoed ground floor. Parapet with stone coping. 5 sashes in all with glazing bars intact. First floor has 2 round-headed sashes. Doorcases have curved pediments and pilasters. Nos 62 to 70 (even) form a group. (Nos 66 to 70 (even) are local interest buildings).

Submitted Documents/Plans

Application Form (20221160) - dated 28/10/2022;
Application Form (20221161) - dated 28/10/2022;
Drawing no. 1522.WD.01A - Existing Floor Plan and Heritage Assets Statement;

Drawing no. 1522.WD.02A - Site Location Plan and Existing and Proposed Block Plans;
 Drawing no. 1522.WD.03C - Proposed Floor Plans;
 Drawing no. 1522.WD.04 - Existing Elevations; and
 Drawing no. 1522.WD.05A - Proposed Elevations.

Preliminary Matters (Plan Note)

The applications have been supported by a 'Heritage Assets Statement' and were validated, however the information provided within this document does not meet the criteria set out in paragraph 194 of the National Planning Policy Framework (NPPF) (2021).

Heritage Statements are required by paragraph 194 of the NPPF (2021) and should consist of a description of the heritage asset and its setting, an assessment of its significance, an explanation of the proposed development and the impact of the proposed development on the heritage asset. The submitted statement contain insufficient information. However given that the proposal would harm the Listed Building, the agent was not contacted to submit a revised statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20080177	Application for Listed Building Consent for the demolition of the boundary wall between 60 and 62.	PERMITTED	21.04.2008
20000720	Formation of a vehicular access onto a classified road with hardstanding in the front garden of no. 66 and use of part of front garden of no 64 for manoeuvring including removal of part of planting area.	REFUSED	06.03.2001
20000465	Application for Listed Building consent for the installation of a mini satellite dish on rear elevation.	REFUSED	23.08.2000
20000354	Repointing of the side and rear walls and removal and re-construction of 2 no chimney stacks.	PERMITTED	14.07.2000
19850472	Application for Listed Building Consent for internal and external alterations	PERMITTED	18.10.1985
19810937	Conversion of existing dwelling into 3 flats	PERMITTED	13.01.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- TC2 - Listed Buildings
- TC3 - Development Affecting Conservation Areas

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.

The Council also has a statutory requirement under 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.

The National Planning Policy Framework (NPPF) (2021) is national policy in the conservation and enhancement of the historic environment, which must be taken into account by the Council together with the related guidance given in the Planning Practice Guidance (PPG).

The Council must have regard to its development plan where material in considering whether to grant listed building consent for any works.

National Planning Policy Framework (2021)

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (amended June 2020)
- Technical Housing Standards - Nationally Described Space Standards (2015)
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance (2021)
- Listed Buildings - a guide for owners and occupiers (2022)

Consultations, Publicity and Representations

External Consultees

National Amenity Societies - No comment received.

Internal Consultees

GBC - Conservation Officer - There is insufficient information in the heritage statement, simply notes on the drawing, which makes no attempt to explain the buildings significance or the impact of the proposals on it, as required in the NPPF.

The proposed full width rear extension will result in the loss of the original access steps, which contribute to the significance of the listed building. The existing single storey outrigger footprint is approximately matched on the adjacent building, forming a pair, which is balanced and contributes to the appearance of the historically intact rear elevation. The full width rear extension will appear incongruous and out of character with the building resulting in harm to its appearance.

The proposals are contrary to local and national planning policy and cannot be supported.

Local Ward Councillors - No comment received.

Neighbouring properties

20221160 - An advert was published in the local paper and a notice was displayed on site 17th November 2022.

In addition, twenty-six surrounding properties were consulted and no comments were received. The consultation period expired 9th December 2022.

20221161 - An advert was published in the local paper and a notice was displayed on site 17th November 2022. The consultation period expired 9th December 2022.

Officer's Analysis

The Proposed Development

This application proposes to demolish the existing non-original rear extension and original access steps, and erect a replacement single storey rear extension. The extension will have a flat roof (highlighted in red below) with the following dimensions:

- Depth - 4.98m
- Width - 5.32m
- Height - 2.95m



The extension will create space for an enlarged kitchen/dining/family room. There will be a flank window facing north and bifold doors out onto the rear.

Design and Impact on Listed Buildings and Conservation Area

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF (2021) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF (2021) also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 197). This is echoed in Policy CS20 (LPCS), which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings, the primary consideration is the maintenance of the integrity of the original listed building, and whether the character or appearance of

the listed building will suffer as a result. Proposals must be sympathetic in terms of their appearance and materials.

Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area. As the application site comprises Grade II Listed Buildings that lies within the Upper Windmill Street Conservation Area, these policies are all relevant to the consideration of this application.

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 119 of the NPPF), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF. Relevant to this proposal, paragraph 124 of the NPPF states that developments that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

From a historic and conservation point of view, the application site forms one of a pair of early 19th Century three storey properties, with basement levels. The properties have both been extended at the rear by single storey projections. However these extensions are identical, modest and balanced. The development proposes the demolition of the rear projection and to erect a full width extension with a modern appearance and modern fenestration.

Gravesham's Conservation Officer reviewed the proposal and provided the following comment:

The proposed full width rear extension will result in the loss of the original access steps, which contribute to the significance of the listed building. The existing single storey outrigger footprint is approximately matched on the adjacent building, forming a pair, which is balanced and contributes to the appearance of the historically intact rear elevation. The full width rear extension will appear incongruous and out of character with the building resulting in harm to its appearance.

Therefore, the proposed extension would be a modern alien feature, that would be at odds with the historic character of the building and cause detrimental harm to its appearance. As part of the proposal, the original access steps will be removed. These steps contribute to the significance of the heritage asset and their loss would fail to secure the integrity of the Listed Building. Moreover, the extension would unbalance the pair of Listed Buildings by demolishing the matching rear projection and replacing it with a full width, flat roof extension, which would cause further harm to the setting of the pair.

Overall, it is considered that the works would fail to preserve the special architectural and historic interest of this Grade II Listed Building and would fail to preserve the character and appearance of the adjoining Listed Building. The proposal does not therefore meet the statutory tests of Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would be contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) (LPCS), saved Policies TC2 (Listed Buildings) and TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and Section 16 (Conserving and enhancing the historic environment) of the NPPF (2021).

Amenity of Future Occupiers

The proposal will safeguard the amenity of future occupiers. The garden is large and will not be significantly reduced as part of this development. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

There will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook. As such the proposal is considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

No neighbour representations have been received.

Parking and Highways

There are no parking or highways issues relating to the proposed development.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed extension will result in the demolition of one half of the matching rear projection adjoining the neighbouring Listed Building, will remove original access steps and will be full width with a modern appearance that is out of character with the historic building. As such, the works would fail to preserve the special architectural and historic interest of this Grade II Listed Building and would fail to preserve the character and appearance of the adjoining Listed Building. The proposal does not therefore meet the statutory tests of Section 66(1) and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and would be contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of Gravesham's Local Plan Core Strategy (2014), saved Policies TC2 (Listed Buildings) and 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).

Recommendation

Refusal - on the following grounds:

20221160 - Householder Planning Application

1. The proposal by virtue of the loss of original fabric and features and the modern design and detailing of the proposed alterations would not preserve the architectural and historic interest of this Grade II Listed Building and would not preserve the character and appearance of the adjoining Listed Building. 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 Policies TC2 (Listed Buildings) and 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).

20221161 - Listed Building Consent

1. The proposal by virtue of the loss of original fabric and features and the modern design and detailing of the proposed alterations would not preserve the architectural and historic interest of this Grade II Listed Building and would not preserve the character and appearance of the adjoining Listed Building. 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 Policies TC2 (Listed Buildings) and 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).

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	21 st December 2022	Dated:	21 December 2022

Gravesham Borough Council