

Delegated Report

Planning Application

Planning Application No: 20250269

Location: 14 Milton Place, Gravesend, Kent DA12 2BT

Description: Application for Listed Building Consent for the creation of an ensuite shower-room in the bedroom on the third floor, a second family shower-room on the second floor carved out of the living room, upgrade the kitchen as part of the building renovation, upgrade the basement and make this an office as part of general renovation works, electrical upgrade and rewiring of the property, plumbing upgrade to include central heating in the rooms and carry out general insulation works to improve the energy efficiency of the property.

Applicant: Mr. Ayodeji Arigbabu

Submitted Documents/Plans

Application form
Design and Access Statement
Heritage Statement
Appendix 1 - Schedule of Works
Appendix 2 – secondary glazing details and photo
Appendix 3 – heritage casement window details
Appendix 4 – cast iron air brick
Appendix 5 – Kitchen Design Pack

OS Plan

Drawing no. 14MP03/PR (proposed first floor)
Drawing no. 14MP02/EX (existing ground floor)
Drawing no. 14MP02/PR (proposed ground floor)
Drawing no. 14MP04/EX (existing second floor)
Drawing no. 14MP07/EX (existing rear elevation)
Drawing no. 14MP04/PR (proposed second floor)
Drawing no. 14MP07/PR (proposed rear elevation)
Drawing no. 14MP01/EX (existing basement)
Drawing no. 14MP05/EX (existing roof plan)
Drawing no. 14MP01/PR (proposed basement)
Drawing no. 14MP05/PR (proposed roof plan)
Drawing no. 14MP06/EX (existing front elevation)
Drawing no. 14MP08/EX (existing side elevation)
Drawing no. 14MP06/PR (proposed front elevation)
Drawing no. 14MP08/PR (proposed side elevation)
Drawing no. 14MP03/EX (existing first floor)
Drawing no. 14MP BP01 PR (proposed block plan)
Drawing no. 14MP BP01 EX (existing block plan)

Relevant Planning History

20040338	Application for Listed Building Consent for the demolition of existing lean-to bathroom and w.c.'s and erection of single storey side extension to form a garden room, bathroom/w.c. and w.c.	Permitted	28.05.2004
20040337	Demolition of existing lean-to bathroom and w.c.'s and erection of single storey side extension to form a garden room, bathroom/w.c. and w.c.	Permitted	28.05.2004
19870984	Section 53 determination as to whether planning permission is required for use of parts of the existing dwelling for the manufacture of historical model armoury	Refused	21.12.1987
19870232	Conversion of existing premises into 3 flats and erection of a three storey extension to form 5 no self contained flats with parking area to the rear	Refused	17.11.1987
19780209	The demolition of the existing single storey bathroom extension and the erection of a two storey extension to form a kitchen lobby wc and bathroom with a bedroom over at the side	Permitted	17.05.1978
19770642	Erection of a two storey extension at the rear for additional living accommodation	Refused	11.10.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Milton Place Conservation Area Character Appraisal

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Looking through the submission drawings these are generally acceptable. There is one area that needs more information and this is in regard to the internal insulation of walls. We need to understand how skirting boards and architraves will be treated for each room and the walls where the insulation is to be installed properly marked on the plans as the description in the schedule of work indicates it will simply be cut back from these openings which will look poor. There may be occasions where it would be preferable to replicate the existing skirting board and window/door architrave onto the newly installed insulation board. This needs to be agreed and details at a scale of 1/2 or full size of the existing and new architraves and skirting boards for each room submitted along with plans of each floor marked to show the walls being insulated, and agreed before work is carried out. Also I note from the Historic England guidance that such insulated walls should not be punctured with fixings (shelving) as the vapour barrier will be compromised (see HE guidance <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/upgrading-thermal-elements-installing-insulation/insulating-walls-in-historic-buildings/>)

Neighbouring properties

The application has been advertised by site notice and press notice. No letters of representation have been received. The overall consultation period expired on 25.04.2025.

Officer's Analysis

Proposal

This application seeks Listed Building Consent for the creation of an ensuite shower-room in the bedroom on the third floor, a second family shower-room on the second floor carved out of the living room, upgrade the kitchen as part of the building renovation, upgrade the basement and make this an office as part of general renovation works, electrical upgrade and rewiring of the property, plumbing upgrade to include central heating in the rooms and carry out general insulation works to improve the energy efficiency of the property.

The schedule of works is listed in the application and includes:

Basement:

- Tanking and damp proofing the basement
- Reinstating a high level heritage casement window into the basement

- Stud wall to provide cavity space for wiring to protect the integrity of the wall
- Radiator in the basement (pipework to be run behind cavity)

Ground floor:

- Strip paint off doors
- Secondary glazing to windows
- Thermal boards to be fixed to the walls
- New wiring boxed into reception room
- New boiler in the kitchen pipework to run through floor voids, boxing in reception room or partition walls
- New kitchen units and appliances
- Removal of external WCs
- Removal of bath to create utility room

First and Second Floor:

- Strip paint off doors
- Secondary glazing to windows
- Thermal boards to be fixed to the walls
- Installation of stud partitions to shower room and ensuite
- Floor mounted WCs and basins
- New wiring to be run from boxing in the reception room
- Waste water to be disposed outside through a newly fitted soil vent pipe
- New cast iron air brick to be installed on the side elevation of the building at first and second floor to ventilate the shower room and the ensuite

There will be no chasing of walls for wiring or pipework

Design, Character, Appearance and Impact on Grade II Listed Building and Conservation Area

The application site is a Grade II listed building in residential use. The property dates from early to mid 19th century and is a three storey brown brick with parapet. The building forms part of a listed terrace. The building has single storey extensions with a lean-to roof on its south elevation which do not form part of the original building. The Milton Place Conservation Area Appraisal says of the site:

No.14 Milton Place adjoins nos. 1 to 8 East Terrace and has details, such as cement fluted pilasters and ground floor render, that set it apart from the neighbouring buildings in Milton Place. It is also set on the back of the pavement in alignment with the East Terrace properties.

Paragraph 207 requires supporting information from the applicant to describe the significance of the building and the contribution (if any) the proposed development would make to the buildings setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. A Heritage Statement has been submitted with the application and surmises that the proposed works would preserve the character of building due to prolonging the life of the building and the works will be reversible. The public benefits would be the long-term preservation of the listed building and protection of the integrity of the conservation area. the Statement goes on to say that the schedule of works will conserve the significance of the house and will enhance its understanding and appreciation.

Section 209 of the National Planning Policy Framework (2024) states that "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision." It is therefore imperative that this application is assessed on the basis of the building in its historic context and as a significant heritage asset and that any previous harm caused to it is not a reason for changes to be made to it.

Paragraph 210 of the NPPF states that 'in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS20 states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset.

Policy TC2 states that any alterations or extensions to listed buildings or affecting the setting of listed buildings will need to be sympathetic in terms of massing, scale, appearance and materials.

Policy TC3 relates to conservation areas and expects development to make a positive contribution to the conservation area. The Council will expect applications to contain sufficient details to enable the impact of the proposal upon the conservation area to be assessed.

No changes are being made to the exterior of the property save for the installation of a soil pipe and ventilation grates. These grates are proposed to be cast iron and will enhance the appearance of the dwelling and surrounding conservation area. Any new soil or vent pipes shall be finished in cast iron or an imitation cast iron and a condition is recommended to ensure this. The internal works have been designed so that they are fully reversible and will therefore preserve the historic importance of the building and surrounding conservation area.

More details are required in relation to how the skirting boards and architraves will be treated for each room in relation to the proposed insulation boards and therefore a condition is recommended that these details are submitted to a scale of ½ or full size of the existing and new architraves and skirting boards for each room along with plans of each floor marked to show the walls being insulated and agreed before works are carried out.

Subject to the above conditions, the proposed development therefore accords with Policies CS19 and CS20 of the Gravesham Core Strategy 2014, Policies TC2 and TC3 of the Gravesham Local Plan 1994 and Section 16 of the National Planning Policy Framework 2024.

Conclusion

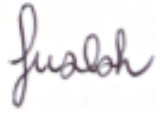
Subject to conditions, the proposed works are considered to preserve and enhance the listed building and preserve the surrounding Conservation Area and therefore accord with the above mentioned Policies and are recommended for approval.

Recommendation:

Permission

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

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	13 May 2025	Dated:	14 May 2025