

# Delegated Report

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**Planning Application No:** 20211189

**Location:** Parrock Dental And Implant Centre 189 - 191 Parrock Street Gravesend  
Kent

**Description:** Application for Listed Building Consent for the repainting of the ground floor front elevation.

**Applicant:** Mr Rik Trivedi, Parrock Street Dental

**Site Visit Date:** 22 November 2021

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## Submitted Documents/Plans

- Application form;
- Site Location Plan;
- Design & Access Statement;
- Drawing no. 20-23-CC – Existing and proposed site block plans;
- Drawing no. 20-23-CC A – Existing & proposed front elevation; and
- Drawing no. 20-23-HS – Heritage Statement.

## Relevant Planning History

None.

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable 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 (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.

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.

#### National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

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

### **Consultations, Publicity and Representations**

#### Consultees

##### GBC Conservation Officer

No response.

##### KCC Heritage

No comments to make regarding archaeological matters.

##### Neighbouring properties

24 surrounding properties were consulted plus site and press notices – no responses received. The overall consultation period expired on 05 November 2021.

### **Officer's Analysis**

No. 188-191 Parrock Street is a grade II listed building (under one listed building entry for nos. 188-192 Parrock Street which is the entire terrace). The listing description is as follows:

*A terrace of 1869. No 192 was built as the Presbytery to the Roman Catholic Church of St John the Evangelist which it adjoins. 3 storeys and basement. Parapet with moulded eaves cornice. No 192 is flanked by long and short quoins. 2 sashes each except to No 192 which has 4. Most glazing bars intact set in moulded architraves on the 1st floor and on all floors to 192. No 192 has a blank niche for a statue on the 1st floor. The ground floors are stuccoed with round-headed windows and doorcases with traceried fanlights and panelled doors. Nos 188 and 189 have later shopfronts. Oriel window to return of No 192.*

*Nos 188 to 192 (consec) form a group.*

The main issue for consideration in the application is the effect the external painting would have on the special architectural and historic interest of the grade II listed building of nos. 188-192 Parrock Street, its setting and that of adjacent listed buildings, and thereby whether the works would preserve or enhance the character or appearance of the King Street Conservation Area.

The terrace of nos. 188 -192 Parrock Street is three storeys in height plus basement with a painted rendered ground floor and brickwork above on the first and second floor levels.

In terms of the whole listed building of nos. 188-192 it is only nos. 189-191 which form this application site. These premises are all painted white at ground floor, as is no. 192 (outside of the application site and which consists of the Presbytery of St John's Church). The white colour is a modern white and not a more traditional white or off-white colour but it provides a uniform appearance to the terrace.

The other remaining building outside of the application site but within the listed terrace is no. 188, the ground floor of this building used to be a turquoise/blue colour for which there is no record of listed building consent for its application in the planning history for the property nor is there any record of its most recent colour change to a dark grey colour which has taken place at some point since May 2018 according to Google Streetview. (There is also no record of consent for the large number of adverts which have been installed on the shopfront and all these matters will therefore need to be investigated by the Council's Planning Enforcement team). The listed terrace as a whole therefore, apart from the ground floor of no. 188, retains a uniform appearance.

The proposal is to repaint the ground floors of nos. 189-191 from white to grey (RAL 7046) with the stringcourse, door and window surrounds remaining in white. From the proposed elevation drawing the colour would be lighter than the existing grey colour at no. 188 which as explained above in any case there is no record of consent being granted for a colour change of the ground floor of this building whether the previous turquoise/blue or the current dark grey. Notwithstanding this, the proposal would result in introducing a third colour to the ground floor frontage – there would be white, a lighter grey and a darker grey. This would result in a mishmash of colours which would lead to the ground floor of the terrace having a discordant and incongruous appearance which would detract from the architectural and historic interest of this grade II listed building. Furthermore, due to the location of nos. 189-191 within a terrace which is one overall listing and has a group value as stated in the listing description, it is considered the proposal would also undermine the unity of the buildings in the terrace as a group. The proposed re-painting of the ground floors of nos. 189-191 in this way would cause harm to the special architectural and historic interest of this grade II listed building. This would be even more apparent on no. 190 which retains a residential ground floor frontage as opposed to the shopfronts at nos. 188-189. It would also appear as an unwelcome intrusion into the character and appearance of the King Street Conservation Area. Nos. 195-196 Parrock Street opposite to the north-west are listed as is St Johns Church to the north however, due to the distance and location of those properties it is not considered the proposed re-painting would cause harm to their setting.

The harm identified to the listed building of nos. 188-192 Parrock Street and the King Street Conservation is considered to be less than substantial. In such circumstances the NPPF (2021) at paragraph 202 states that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The building is already in use so this matter is not relevant.

In the Heritage Statement the agent states that the impact from the public domain will be positive, highlighting the flamboyant original mouldings by picking them out in white, with the background render painted light grey. However, it is typical of this style of architecture and terraces of this period to have a ground floor painted in off-white/cream with the upper floors remaining in brickwork. The application of a grey colour on the ground floor of the application site (nos. 189-191) which sits within the centre of terrace would not be a positive feature but would cause harm to the uniformity of the listed terrace as a whole. It is acknowledged there is already a colour change at no. 188 but as stated there is no record of listed building consent for the previous turquoise colour or the current grey so this holds limited weight.

#### Any Other Material Planning Considerations

None.

#### **Conclusion & Recommendation**

For the reasons as stated above the proposed repainting of the ground floor frontage of the application site would result in the terrace having a discordant and incongruous appearance which would detract from the architectural and historic interest of this grade II listed building and would not protect the character or appearance of the King Street Conservation Area. 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 Policy 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: Refuse

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

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|----------------------|-------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Miss Faye Hobbs                                                                     |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 23rd November 2021      | <b>Dated:</b>       | 23 November 2021                                                                    |