



HERITAGE STATEMENT

Proposed internal and external alterations,
and front elevation illuminated shop signage
to existing redundant office building Use
Class E(g)(i) to form a shop producing and
selling baked goods and non-alcoholic drinks
Use Class E(b) at:

29 The Hill

Northfleet

Gravesend

Kent

DA11 9EX

Prepared by:

JAT-Surv Ltd

Date

5th March 2025

1 Overview and Description of Significance

- 1.1.1 This statement accompanies the planning application submission for the proposed side extension at 29 The Hill, Northfleet, Gravesend, Kent, DA11 9EX.
- 1.1.2 The following supporting documentation accompanies this document:
 - PL01 – Existing floor plans and elevations
 - PL02 Rev A – Proposed floor plans and elevations
 - PL03 – Block plans and site location map
- 1.1.3 The property is located within a Conservation Area.
- 1.1.4 The property is not immediately positioned or within sight of a Listed Building or other historical asset.
- 1.1.5 The property is in a fairly prominent location, but small in physical size. The existing building is not adding value to the Conservation Area in terms of visual appearance as it has been left to deteriorate for circa 6 years.

2 Heritage Policy and Guidance Summary

- 2.1.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the planning Act 1990. In relation to development within the Conservation Area, the act draws attention to the fact development shouldn't 'harm' and should preserve or enhance the character of the area. In this regard, our development to the side and rear will not detract attention or harm the host dwelling, Conservation Area, Grade II Listing or the closely located Listed Buildings / structures.
- 2.1.2 The proposed works are mainly internal with only minor external elevational changes which have been designed in accordance with the Supplementary Planning Documents.
- 2.1.3 All proposed materials will match existing.

3 Use and impact to the Conservation Area

3.1 Design and Concept

- 3.1.1 The proposal seeks to redevelopment and maintain an existing redundant building which has been empty and in a state of disrepair for over 6 years.
- 3.1.2 The proposal seeks to change the use of the building to allow it to generate an income in order to maintain the building and protect the conservation area.

This proposal fits exactly within the guidance for works within the Conservation Area as we are enhancing the visual impact the existing building has on the surrounding area.

4 Conclusion

- 4.1.1 The proposed scheme has been carefully considered to minimise the effect and disturbance to neighbours and surrounding Conservation area, in terms of appearance, materials and scale. The proposed development is non-intrusive and non-invasive to the surrounding properties and residents and involves no extension and therefore no increase in dimension or volume..
- 4.1.2 The proposed redevelopment will not detract from the character of the original building or surrounding area, due to its design and matching materials. We are enhancing an otherwise unattractive and dilapidated building in the Conservation Area.