

Delegated Report

Listed Building Consent Application

Planning Application No: 20221253

Location: Earl Grey 177 Vale Road Northfleet Gravesend

Description: Application for Listed Building Consent for the replacement of window with smaller one and removal of stud partition.

Applicant: Mr Pauline Crane, Shepherd Neame Ltd

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 618-01 – Location and Block Plan;
- Drawing no. 618-02 – Plans and Elevations;
- Drawing no. 618-03 Rev. A – Window Details;
- Design and Access Statement; and
- Heritage Assessment.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS18 – Climate Change
- CS19 – Design and Development Principle
- 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.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

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

- Conservation Areas Maintenance/Replacement Windows and Doors Guidance Supplementary Planning Document (2020)

Consultations, Publicity and Representations

Consultees

No responses.

Neighbouring properties

No surrounding properties as not required for LBC applications. There was site and press notices and the overall consultation expiry date was 6 January 2023 - no responses received.

Officer's Analysis

The application site consists of a public house situated on the northern side of Vale Road. The building is grade II listed.

The proposal is for replacement of a window in the single storey rear extension and removal of a stud partition wall internally.

The principle consideration in the assessment of the application is the impact on the architectural and historic interest of this grade II listed building.

Replacement window

The proposal relates to a window in the rear of the single storey rear extension. From looking at the historic map record this extension appears to have been constructed sometime between 1929-1952. It currently has two Crittall style (metal) windows in its rear elevation. The proposal is to remove the existing window on the left hand side which serves the kitchen, raise the cill level in order that kitchen units can run underneath and create a workspace above and replace the existing Crittall window with a new metal window. The removal of the existing metal window and replacement with a new metal window is considered acceptable as metal as this material would match the existing and which is a material which is commensurate with the age of construction of the single storey rear extension and is therefore considered the appropriate choice of material rather than timber for example. The window will appear the same as the existing in terms of its three panels of glass with glazing division above. As originally submitted the proposal was for a double glazed window but the agent was advised this would not be acceptable given the listed status of the building as double glazing is not an authentic feature for a listed building or this age and character. Accordingly a revised plan was received showing single glazing proposed instead. Details of the windows at a scale of 1:2 have been submitted and appear

acceptable. The raising of the cill height is considered acceptable as it is currently lower than the right hand window so raising it will bring it up to in line with this and both will then match. The small opening left from increasing the height of the cill is to be infilled with matching brick. Overall it is considered the proposed replacement window, following the revised details, is now acceptable and would not harm the architectural or historic interest of this grade II listed building.

Removal of stud partition

The section it is proposed to remove consists of a door and adjacent stud wall sections which serves the entrance into the existing store (to be changed to a snug).

This door opening and adjacent stud wall sections are clearly a modern addition to the building. It can be seen that this and another section have been knocked through the original rear wall of the building at some time most likely when the two storey rear extension was added onto the building which appears to date to the nineteenth century. Given it is modern the removal of this modern door and stud partition is acceptable and would not harm the architectural or historic interest of this grade II listed building.

Overall the proposal for replacement window and removal of stud partition is considered acceptable and would not harm the architectural or historic interest of this grade II listed building and in this regard the proposal is compliant with Policies CS20 (LPCS) and saved Policy TC2 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the architectural or historic interest of this grade II listed building and is compliant with local and national planning policy.

Recommendation: Permission (LBC)

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	20th January 2023	Dated:	23 January 2023