



Delegated Report

Full Planning Application

Planning Application No:	20221113
Location:	TRM Meats 40 Old Road West Gravesend Kent
Description:	Retention and repainting of shop front and repositioning of door to self-contained flat.
Applicant:	Mr Mendes, TRM Meats
Site Visit Date:	9 November 2022

Submitted Documents/Plans

Application form

Covering letter dated 12 October 2022

Drawing no. P1 Rev. A (Original: Plan, Elevation and Section; Existing: Plan, Elevation and Section)

Drawing no. 001 Rev. A (Original Plan, Elevation and Section)

Drawing no. 002 Rev. A (Existing Plan, Elevation and Section)

Drawing no. 003 Rev. A (Proposed Plan, Elevation and Section)

Drawing no. P2 Rev. A (Cross Section of Doors)

Relevant Planning History

Reference	Description	Decision	Decision Date
20210464	Retention of new shop front and access to enable self-containment of the upper floor flat.	Refused Dismissed on Appeal	29.06.2021 26.05.2022
42 Old Road West 20141215	Installation of new shop front incorporating entrance door to the upstairs flats and alterations to shop fascia	Refused (Appeal dismissed)	11.05.2015 (04.02.2016)

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review 1994

- TC9 – Shopfronts
- P3 – Vehicle Parking Standards

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 7 – Ensuring the vitality of town centres
- 9 – Promoting sustainable transport
- 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG3 Advertisement Control (2020)
- SPG4 – KCC Parking Standards (2006)
- SPG4 Security measures for shopfronts (2020)
- Shopfront design sheets (2020)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 12 properties. The overall consultation period expired on 2 December 2022.

No letters of representation from neighbouring properties have been received.

Local Ward Councillors were also consulted, and no formal responses have been received.

Officer's Analysis

Proposal

This is a full application for the retention of the shop front and the re-positioning of the entrance to the first floor flat.

The shop and flat are now self-contained. The old shopfront has been replaced by a UPVC unit providing a double access into the shop with a separate UPVC frame and door to provide access to the flat. The entrance to the flat will be inset by 800mm and the frontage will be spray painted blue.

Background

As shown in the Planning History section above, planning application 20210464 was refused for the following reason:

The poor design and materials of this retrospective shopfront, together with the loss of the remaining traditional bay features of the previous shopfront, and the lack of any resemblance to the adjoining traditional shopfronts at Nos. 42-44, are considered to significantly harm the character and appearance of the application building and the surrounding area. The proposal therefore fails to comply with the

requirements of saved Policy TC9 of the Gravesham Local Plan 1994, Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 127 of the National Planning Policy Framework 2019.

Principle Issues

Due to the previous refusal for a similar proposal, the main issue to consider in the determination of this application is the design of the shopfront changes and the impact on the application building and surrounding street scene. There are no amenity or highways concerns.

Design, Character and Appearance

The site comprises a retail unit (a butchers) which is located on the junction of Old West Road and Wrotham Road within the urban area of Gravesend. The building is three storeys, with the retail unit on the ground floor and residential accommodation above. The two adjoining units are occupied by a pharmacy. These units make up a small parade of shops in what otherwise is generally a residential area.

The butchers currently has a replacement white UPVC shopfront, which also provides a separate access to the upper floor flat.

The adjoining two units are occupied by the same business and there is a consistency to the design and appearance of this shopfront, which is traditional in appearance and painted blue.

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. 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 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

Specifically in relation to shopfronts, Policy TC9 of the Local Plan 1994 states that the Borough Council will resist developments that would result in existing shopfronts of traditional design and materials being lost, and that would result in the installation of security grills and shutters on the exterior of shopfronts.

Unfortunately, the original shopfront for No. 40 had already been lost and replaced with blank panels and a small aluminium window that appeared to have been in situ since at least 2008. The shopfront therefore already appeared at odds with the existing traditional shopfronts found on the adjoining units, Nos. 42-44. However, the current replacement flat, white UPVC shopfront appears equally at odds with the adjacent units:

Google Street View Image May 2019:



Current shopfront November 2022:



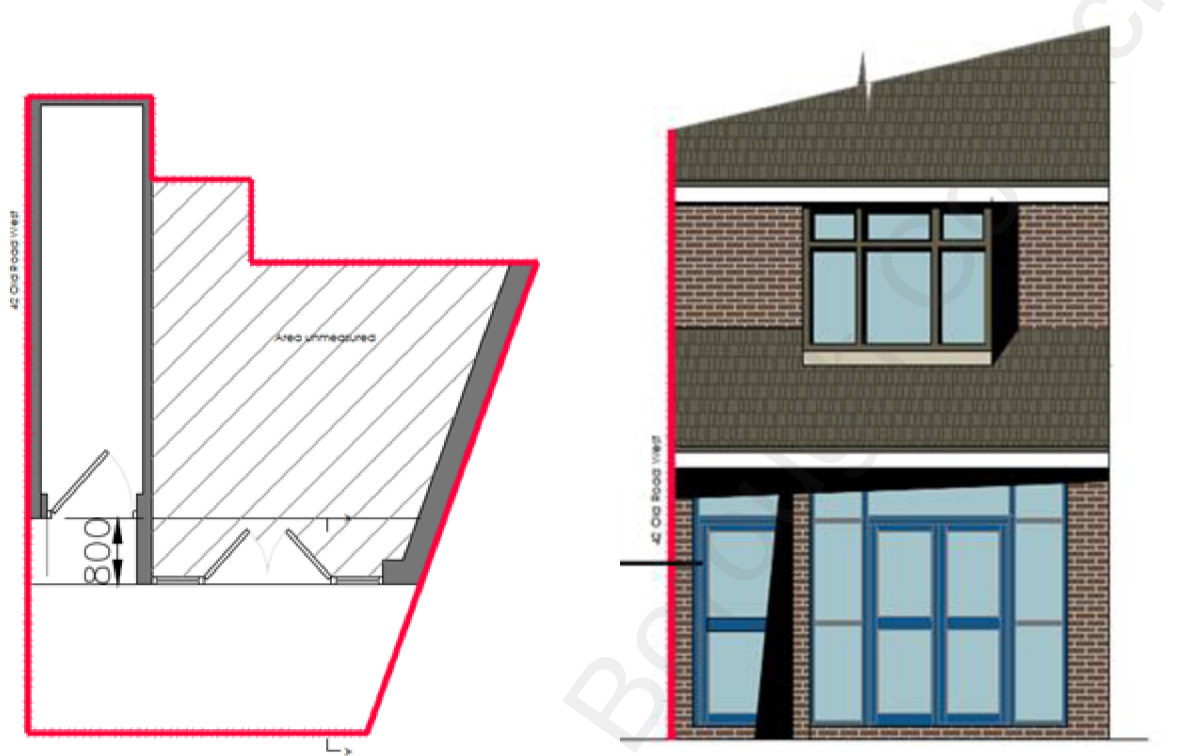
In the appeal mentioned in the planning history above for the adjoining unit No. 42, the previous shopfront for No. 40 was stated to detract from its host building and from the character and appearance of the parade of shops and surrounding area. However, it was also noted that it did retain some interest through the retention of bay window elements that are characteristic of the parade, which provided some depth and texture to the shopfront.

Under the previously refused application 20210464, it was established that such traditional bay window elements had been completely lost with the installation of the current flush shopfront, which was stated to

be of both poor design and materials. There had been an opportunity to install something better in place of the previous unsightly shopfront and this was unfortunately wasted.

The key concerns of the Inspector under the recent appeal included the use of chunky glazing bars and white UPVC, together with the flush appearance of the shopfront.

The current proposal will set back the entrance for the flat by 800mm, which is similar to the previously recessed shop door, and the colour of the shopfront will be altered to match the adjoining units:



Whilst the UPVC shopfront would remain, which is not ideal, it is recognised that the previous shopfront was already poor in appearance. The application property is also not listed or in a Conservation Area and there are a mix of UPVC and timber doors and windows in the surrounding area, so the materials are not entirely out of keeping.

On balance, the proposed alterations to the shopfront are an improvement on the previously refused proposal and are considered to have overcome the Inspector's main concerns.

The proposal would therefore comply with the requirements of saved Policy TC9 of the Local Plan 1994, Policy CS19 of the Core Strategy 2014 and paragraph 127 of the NPPF 2019.

New signage is not shown on the submitted plans; however, this would be the subject of an advertisement consent application and would be appropriately assessed as and when such an application is submitted. An informative should be included on this basis.

Conclusion and Recommendation

The current proposal is considered to have overcome the main concerns raised under the previous appeal decision and will maintain the character and appearance of the application building and the surrounding area. The proposal therefore complies with the requirements of saved Policy TC9 of the Gravesham Local Plan 1994, Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	19 December 2022	Dated:	19 December 2022