



Delegated Report

Listed Building Consent Application

Planning Application No: 20240811

Location: Natwest 29 - 30 King Street Gravesend Kent

Description: Application for Listed Building Consent for the replacement of 2no. panes of glazing to Windmill St elevation.

Applicant: The Royal Bank of Scotland

Site Visit Date: 04/10/2024

Submitted Documents/Plans

- Application form;
- Drawing no. SID24019-006-101 – Location & Site Plans;
- Drawing no. SID24019-006-109 Rev. D – Existing & Proposed Elevation 2; and
- Design, Access & Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240364	Application for Listed Building Consent for the removal of external signage and ATM and removal of internal bank related fittings.	Permitted	13.06.2024
20240363	Removal of external signage and ATM and removal of internal bank related fittings.	Permitted	13.06.2024
20230071	Application for Listed Building Consent for the proposal comprising of the undertaking of sympathetic, like for like, maintenance repairs to the main and rear roof portions in order to address ongoing water ingress. Allowance has also been made to carry out repair and decorations works to the front and side elevations, in addition to internal reinstatement works to the second floor accommodation.	Permitted	24.03.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of 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 (2023) 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 (2023), 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.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 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

No response from:

- GBC Conservation Officer
- National Amenity Societies

Publicity

Site and press notices – overall consultation expiry date was 25.10.2024 – no responses received.

Officer's Analysis

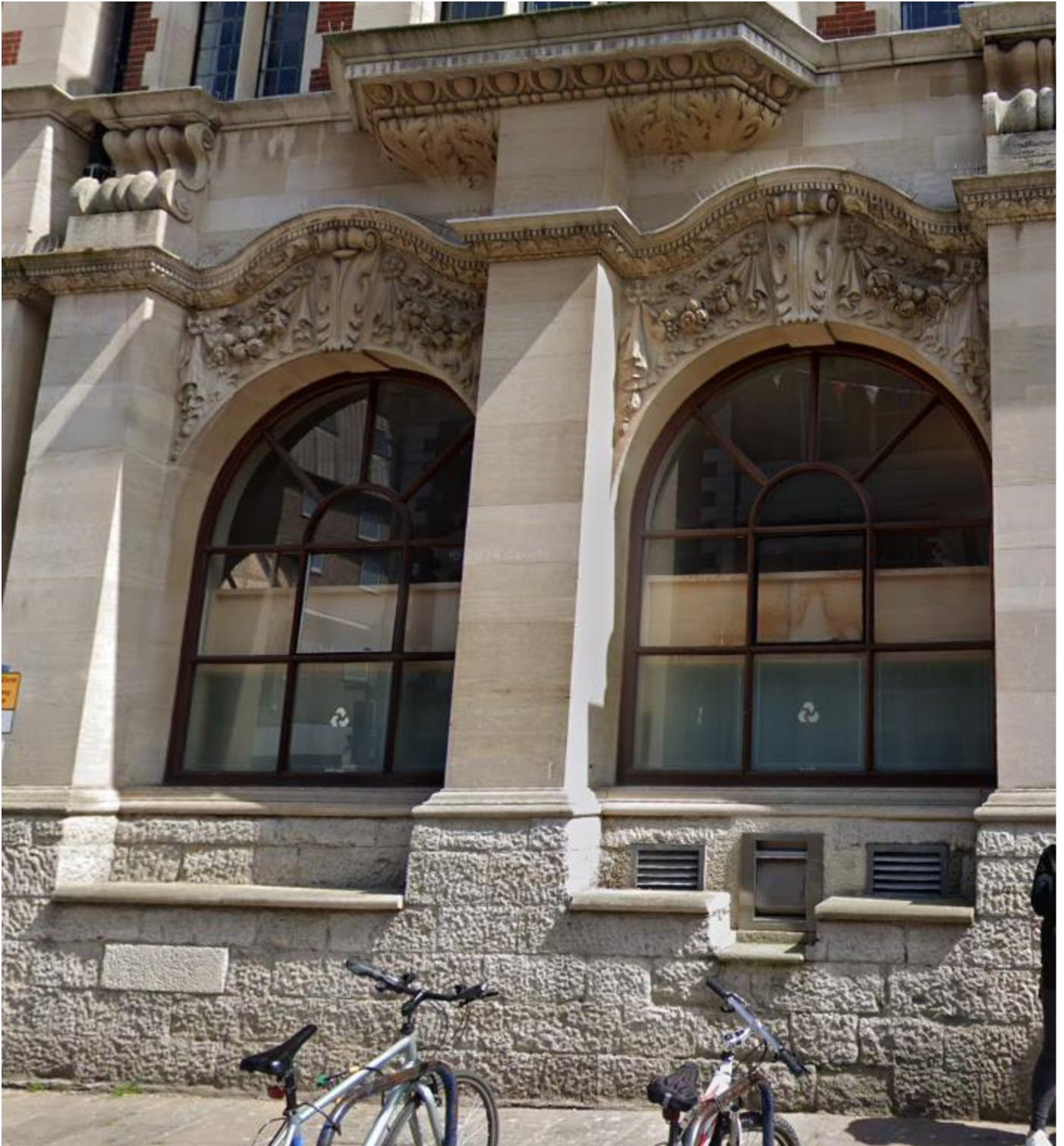
The application site consists of a four storey building which was last used as a bank but which closed in 2024. It is situated on the corner with King Street and Windmill Street and constructed in 1889. It is grade II listed and situated in the King Street Conservation Area.

The proposed works are the replacement of two panes of glass to the Windmill elevation.

The principle issues in the assessment of this application are whether the proposal would affect the special interest of this grade II listed building and the character and appearance of the King Street Conservation Area.

Within the Windmill Street elevation there are two panes of glass in the round headed windows that have etched glass with the Natwest logo. These are the central panes in the bottom row of those two windows as seen in the below images:

Wider view:



Close up view:



The below historic image shows the two windows in question:



The windows can therefore be seen to be original; the glass is modern however. It is proposed to remove the two middle panes of glass in the bottom row with the Natwest etched logo and replace with new glass panes with an acid etched coating with a decorative border only therefore it would appear the same as the existing etched glass just minus the logo. This is part of de-branding works to remove references to Natwest to prepare the building for timely re-occupation by a new occupier.

The replacement glass panes would be inserted into the existing timber frame therefore, there would be no alteration to that and with the existing glass panes being modern their replacement is considered acceptable as it would not cause any harm to the significance of this grade II listed building. The glass panes would match the two panes either side which have the same decorative border and so would appear in keeping in terms of the etched glass. No further details are required by condition.

Overall, it is considered that the proposal would protect the architectural and historic interest of this grade II listed building and would preserve the character and appearance of the King Street Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the architectural and historic interest of this listed building and would preserve the character and appearance of the King Street Conservation Area.

Recommendation: Permission (Listed Building Consent)

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7th November 2024	Dated:	08 November 2024