

Heritage Statement



Client: I & S Hold Ltd T/ A The Page

**Proposal: Remove of Existing retracting roof and replace with a sound
Insulated roof : Removal of Existing steel past supporting roof
and replace with acoustic block wall.**

Prepared by :

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1.0 Introduction

1.1 This Heritage Statement has been prepared on behalf I & S Hold Ltd – The Page in support of their planning application for the Remove of Existing retracting roof and replace with a sound Insulated roof : Removal of Existing steel past supporting roof and replace with acoustic block wall existing rear garden at The Page 1-2 Parrock Street Gravesend Kent DA12 1EW.

1.2 In addition to the application form the following documents have already been submitted;

Application plans:

Block Plan & OS map Drawing no. LA.P24 .0020, Existing Front and Rear Elevations LA.P24.001, Existing Ground floor plan . LA.P24.002, Existing street Elevation LA.P24.003, Existing Side Elevations LA.P24.004, Rear roof as Existing . LA P24. 005, Proposed plan layout, LA P24,006 , Proposed side Elevations LA.P24. 011, Proposed rear Elevation and rear section LA.P24,012, Proposed Acoustic roof. LA.P24.013 , Existing Rear elevation and Rear section LA.P24,014. Proposed 3D visual LA.P24.015

Covering Letter.

2.0 The Site Surroundings & Proposal:

2.1 The application site is located on the western side of Parrock Street on its junction with Manor Road and immediately to the South of the railway. It is an existing drinking establishment and nightclub which has operated for many years. The proposal is for sound insulation to the rear garden roof and acoustic finish to the boundary wall. No changes to the internal layout of the property are proposed. The existing use has the benefit of a Drinks Licence which is submitted in support of the application.

2.2 The property is located within the King Street Conservation Area but is not in itself listed building. No mention of it is made in King Street Conservation Area Character Appraisal other than it is believed to have been erected some time between 1800 & 1874 and that it is considered to be a focal building on the one-way system. This being part of the original stagecoach route based around King Street, Milton Road and Parrock Street

2.3 Our investigations have revealed that the property was originally constructed as a pair of semi-detached dwellings, with the no other unit being a 'beer shop' on the ground floor with residential accommodation over and run by the Stringer family. It is believed that it was known as the Flower Pot public House. In 911 it became known as the Royal Victoria Shades and the publican was Albert Westlake. During the 1930's it was occupied by the Offin family until the break out of WWII in 1939. Between 1939 and 1950 the publican was F.E Monger.

2.4 Little is known for the 3 decades following although it is known that the public house was totally refurbished in 1997 when it was then known as Shades Public House. Further works were undertaken in 2000 in order to provide additional toilet facilities. The premises changed its name to Whisper in or around 2004 when further changes were proposed but the application was withdrawn. At this time the site became a drinking establishment and night club and this use has persisted until today.

3.0 Planning Policy Context

3.1 Section 54A of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004, if require that, when making a determination under the Planning Acts, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.2 The development plan for the site comprises the **Gravesham Core Strategy (September 2014)** and the saved policies of **the Gravesham Local Plan First Review (1994)**. The following policies of and were taken into consideration in the formulation of this application:

Core Strategy (September 2014)

Policy CS 19 – Design & Development Principles Policy CS20 Heritage and the Historic Environment.

Gravesend 19th Century Suburban Conservation Areas Management Plan 2009) Windmill Hill
Conservation Area Character Appraisal (2009)

Gravesham Local Plan (First Review) - 1994

Saved Policy TC3 – Developments affecting a Conservation Area
Saved Policy P3 - Parking Standards

National Planning Policy Framework (NPPF) (adopted February 2019)

3.3 National planning policy is enshrined within the revised National Planning Policy Framework (NPPF) issued in February 2019 and its accompanying revised the Planning Policy Guidance (PPG). The PPG seeks to set out how to implement the strategic vision contained within the NPPF.

3.4 With regards to decision-taking, the revised NPPF advises that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision-takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

3.5 Paragraph 7 of the NPPF states that, “the purpose of the planning system is to contribute to the achievement of sustainable development”. It goes on at paragraph 8, that there are three dimensions of sustainable development as: economic, social and environmental. Paragraph 10 of the NPPF states that a “presumption in favour of sustainable development’ which is at the heart of the Framework to ensure that sustainable development is pursued in a positive way.

3.6 Paragraph 124 says that the Government attaches great importance to the creation of high quality buildings and that good design is a key aspect of sustainable development, which creates better places in which to live and work. This is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 127 states that planning policies and decisions should ensure that developments:-

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history Including surrounding built environment and landscaped setting

- Establish a strong sense of place, using streetscapes and buildings to create attractive, welcoming and distinctive places to live, work and visit;
- Create places that are safe, which promote health and wellbeing with a high standard of amenity for existing and future users. 3.7 Paragraphs 130 emphasize that developments of poor design should be refused but where design accords with plan policies it should not be used as a valid reason to object to development. 3.8 However the main policy implications for the proposal relate to the preservation and enhancement of established heritage assets and the King Street Conservation Area generally. Paragraphs 184 to 201 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on “significance”, defined in Annex 2 as: *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* 3.9 Paragraph 190 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.

3.10 Paragraph 191 requires LPAs to identify and assess the *"the particular significance of any heritage asset"*. This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting. Paragraph 192 is particularly relevant, in requiring LPAs to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 194 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). Paragraph 195 adds further to this by emphasizing the importance of ensuring that any alterations or modifications are in keeping and character with the Conservation area and ensure the preservation of the heritage asset itself.

4.0 Planning Considerations

4.1 It is our opinion that the main considerations of this case would be the impact of the proposals on the visual amenity of the Conservation Area generally and the impact on the amenity of neighbouring properties.

Principle of Development

4.2 The NPPF sets out the Government's planning policies for England and how these should be applied. Paragraph 2 notes that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development and Paragraph 8 sets out the three objectives of achieving sustainable development being economic, social and environmental. In terms of decision-making, Paragraph 11 states that where a development accords with a local plan, applications should be approved without delay. Where a plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the framework indicate development should be restricted. The NPPF further goes on to state at Paragraph 38 that LPAs should approach decisions on proposed developments in a positive and creative way and decision-makers at every level should seek to approve applications for sustainable development where possible.

Impact of the Development on the Conservation Area

4.3 In respect of the impact on the character and appearance of the area, the property is non-listed building lying within the King Street Conservation Area. The rear and northern side of the property is enclosed by the single storey retail/commercial properties in Manor Road and are not visible within the street scene. The northern side of Manor Road are a mix of two & three stories building which could potential overlook the existing open beer garden. The conservation area have large 3 storey outriggers that front onto William Street, which sits at a lower level. The terrace has not seen any significant

alterations apart from small basement level extensions. The proposed extension is relatively small and would be subservient to the outriggers either side.

4.4 The proposal has been designed with an acoustic boundary wall with sound insulated roof and enclosed by parapet wall.. Materials to be used will match the existing and neighbouring properties. Located at the rear it is unlikely to have a detrimental impact on the visual amenity of the Conservation area as it is screened from William Street by the existing garage building. The detail provided clearly shows that the site can accommodate the proposed enclosed sound acoustic development without having any detrimental effect on the street scene or the amenity of neighbouring properties. It will be a positive enhancement of the conservation area.

4.5 Paragraphs 192, 194 and 195 of the revised NPPF all look at conserving and enhancing the historic environment with specific emphasis at restoring and preserving heritage assets. We are satisfied that the application site is clearly an asset worthy of preservation and restoration and the application proposal will see the building provide a valuable residential accommodation and the total refurbishment of the property.

Impact on Neighbouring Properties

4.6 Paragraphs 192, 194 and 195 of the revised NPPF all look at conserving and enhancing the historic environment with specific emphasis at restoring and preserving heritage assets. We are satisfied that the application site is clearly an asset worthy of preservation and restoration and the application proposal will see the building completely renovated without affecting the continuity of the street scene.

4.7 Consideration has been given to the impact of the proposal on adjoining residential properties with due regard to privacy and noise. Policy CS19 of the Core Strategy requires new development to safeguard the amenity including potential noise escape. The matter of amenity has been closely considered throughout the evolution of the proposal as the need to support residential amenity underpins policies from national to local level , acoustic walls and sound insulated roof has been proposed . However it is not anticipated that the proposal would increase customer numbers and the proposed sound acoustic roof and walls would will reduce any potential increase in noise escape. However the site already has extended hours of operation – see existing Drinks Licence. Given the relatively small scale of the development it is unlikely to effect the residential amenity of the adjoining properties.

5.0 Conclusion

5.1 The applicants have taken on board all the Council's and National policies to provide a sustainable solution both to the need to provide additional services and facilities. The prospective layout and design is in keeping with the good design principles outlined in the NPPF and would not be out of character with the area and has no detrimental effect on the residential amenities of its neighbours.