

Residential Development

55 High Street
Gravesend
Kent DA11 0BB

Planning, Heritage, Design and Access
Statement

Mr Farouk Karim

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Gravesham Borough Council

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1 Introduction

Purpose of Statement

- 1.1 This Planning Statement has been prepared by Barron Edwards Sterling on behalf of Farouk Karim ("The Applicant").
- 1.2 Its purpose is to assist Officers at Gravesham Borough Council in their consideration of the accompanying planning application relating to the development.

Proposed Development

- 1.3 Full Planning Permission is sought for:
"Extension of the existing 4 storey building at the rear to provide 3 additional flats."

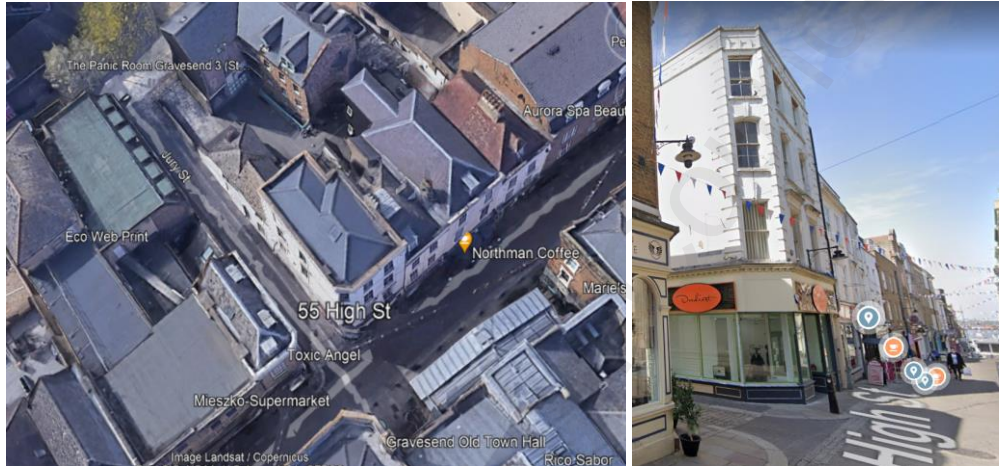
Accompanying Plans and Documentation

- 1.4 The following plans and documentations have been prepared by Barron Edwards to accompany and support this application:
 - **Planning, Heritage, Design and Access Statement**
 - **001 (Location Plan with Block Plans)**
 - **002 (Existing Floor Plans)**
 - **003 (Existing Elevations)**
 - **004 (Proposed Floor Plans)**
 - **005 (Proposed Elevations)**

2 Site and Surroundings

Site Description

- 2.1 The application site comprises a four-storey building, into which a modern shopfront has been set in the past. The property is in a conservation area and is a Grade II Listed Building.



- 2.2 The application site sits in a corner plot of High Street and Jury Street. The property is a four-storey end of the terrace building.
- 2.3 The building consists of four floors plus a basement, with a retail unit on the ground floor and flats on the upper floors. The basement is generally unused. The building is in a very poor state of repair and in recent years the upper floors have been vacant and not achieved a good level of occupation. The owners now wish to reinvest into the property by carrying out major repairs and an upgrade of the accommodation being provided.

Planning History

- 2.4 **20030290** - Change of use of 1st, 2nd and 3rd floors of no. 55/55A into 3 self-contained two bedroom flats and a one bedroom self-contained flat; erection of an external staircase at the rear and verandah access to first floors of no. 55/55A and 56; use of 1st and 2nd floors of nos. 57 and 58 as 4 self-contained one bedroom flats involving the erection of a three storey extension at the rear to provide access stairs to first and second floors. Installation of new shopfronts and shop windows to the High Street and Jury Street elevations and demolition of part of the rear of the ground floor to no. 55/55A; installation of new shopfronts to nos. 57/58 in connection with its subdivision into 2 separate units; demolition of part of the building at the rear of nos. 56, 57 and 58 linking to no. 28 Princes Street and re-building of rear elevational wall. Rebuilding of part of the building at 28 Princes Street and erection of three storey side extension on the site of no. 26 Princes Street and three storey rear extension with dormer windows in two roof slopes to provide 4 one bedroom and 4 two bedroom self-contained flats at ground floor and first floor levels, 2 two bedroom self-contained flats and 2 one bedroom self-contained flats with gallerys, lightwells and loft spaces at 2nd and 3rd floor levels and a two bed self-contained flat in the proposed roof space at 3rd floor level. – **Approved**
- 2.5 **20030291** - Application for Listed Building Consent for demolition of part of the rear of no. 55/55A and making good the brickwork, installation of new shopfronts on the Jury Street and High Street elevations, new shop windows and blocking up of a window on the Jury Street elevation of no. 55/55A. Demolition of rear part of building and rebuilding of the rear elevational wall incorporating new window and door openings and erection of 2 three storey rear extensions at nos. 56 and 57/58; subdivision of nos. 57/58 into separate retail units at ground floor level involving internal alterations and installation of two new shopfronts; internal alterations at 1st, 2nd and 3rd floors of no. 55/55A and 1st and 2nd floors of nos. 56-58 in connection with their use as flats. Internal and elevational alterations to no. 28 Princes Street in connection with the conversion of the building incorporating the erection of three storey side extension on the site of no. 26 Princes Street and three storey rear extension to provide residential flats. - **Approved**
- 2.6 **20050633** - Installation of new shop front to the High Street and Jury Street elevations and entrance doors to the corner elevation. - **Approved**
- 2.7 **20050634** - Application for Listed Building consent for the installation of new shop front to the High Street and Jury Street elevations and entrance doors to the corner elevation. - **Approved**
- 2.8 **20050635** - Display of a non-illuminated fascia sign on both the High Street and Jury Street elevations. – **Consent for Advert**
- 2.9 **20050338** - Application for Listed Building consent for the installation of a new shop front and attachment of non-illuminated fascia sign. – **Refused**
- 2.10 **20050341** - Display of non-illuminated fascia sign. – **Refused**
- 2.11 **20050337** - Installation of a new shop front. – **Refused**

3 Planning Policy Context

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- ☐ CS01 – Sustainable Development
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- ☐ CS02 – Scale & Distribution of Development
- ☐ CS05 – Gravesend Town Centre Opportunity Area
- ☐ CS11 - Transport
- ☐ CS12 – Green Infrastructure
- ☐ CS14 – Housing Type and Size
- ☐ CS18 – Climate Change
- ☐ CS19 - Development & Design Principles
- ☐ CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- ☐ P3 – Vehicle Parking Standards
- ☐ 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2021)

- ☐ 2 – Achieving Sustainable Development
- ☐ 12 – Achieving sustainable development and well-designed places
- ☐ 16 – Conserving and enhancing the historic environment

Given Gravesham's current inability to demonstrate a 5 year housing land supply (a 3.27 year supply has most recently been calculated within the statement published here), and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Core Strategy Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF. This requires that in regard to housing development, planning permission should be granted unless:

- i. “the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF at footnote 6 (rather than those in development plans) relating to any of the following:

- ☐ Habitats sites (and those sites listed in NPPF paragraph 176)
- ☐ Sites of Special Scientific Interest;
- ☐ Green Belt,
- ☐ Local Green Space,
- ☐ Areas of Outstanding Natural Beauty
- ☐ Irreplaceable habitats;

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- ☐ Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 63); and
- ☐ Areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 123(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

Supplementary Planning Guidance

- ☐ 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015

Adopted 1996 – amended June 2020;

- ☐ SPG 4 - KCC Parking Standards (2006)
- ☐ Technical housing standards – nationally described space standard (2015)
- ☐ High Street & Queen Street Conservation Area Character Appraisal (2009)
- ☐ Management Plan Gravesend Town Centre Conservation Areas (2009)

4 Principle of Development

- 4.1 The site is located in the urban area and Policy CS02 of the Local Plan Core Strategy (LPCS) prioritises development in the urban area as a sustainable location for development. The existing use of the building which consists of four floors plus basement with vacant flats on the upper floors with the basement unused.
- 4.2 The proposal is for an extension to the building, and internal alterations to turn the rear of the ground floor flat which is currently vacant, to one bedroom. The first floor into one 2 bed and one 1 bed flat. The second and third floors into two 1 bed units each. As the proposal is for the extension and alteration of an existing building in the urban area the development is considered acceptable in principle subject to all other principle planning considerations being met.

5 Material Considerations

Design

- 5.1 Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.2 The proposal seeks to extend the existing building to provide 3 additional flats with associated amenity space.
- 5.3 There would be no alteration to the front elevation. The extension at the rear would be build using similar materials to the existing to enhance the character and appearance of the conservation area and listed building.



Amenity of Future Occupiers

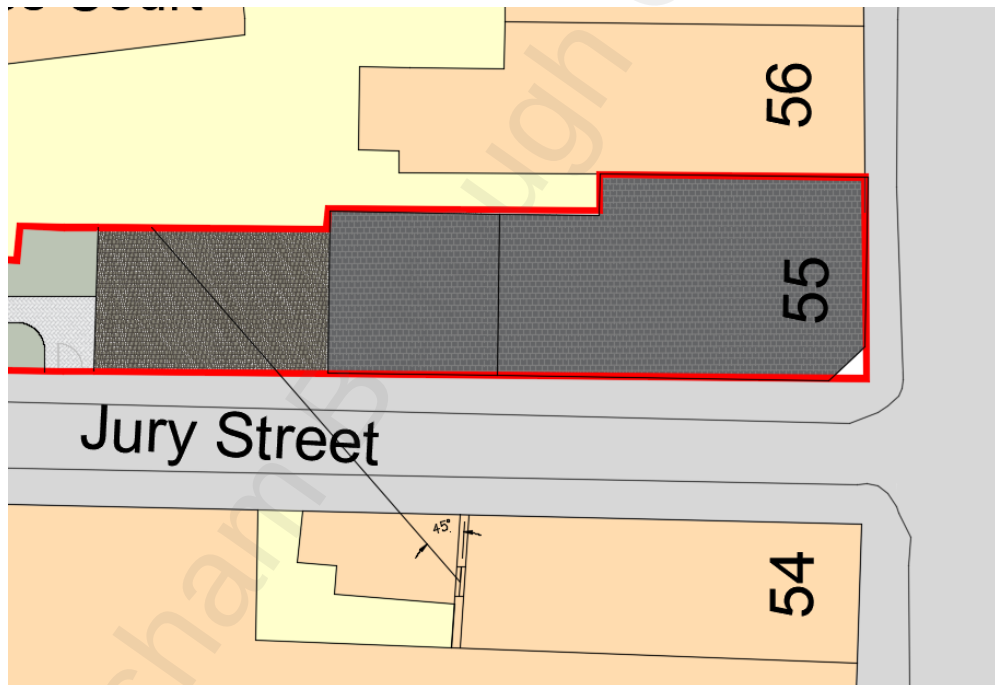
- 5.4 The proposal conforms to National Space Standards and with most exceeding. They have generously sized habitable rooms, natural light and outlook.

Unit	Type	Floorspace (sqm)	NDSS (sqm)
1	1b1p	37	37
2	2b3p	61	61
3	1b1p	37	37
4	1b2p	51	50
5	1b1p	37	37
6	1b2p	51	50
7	1b1p	37	37

- 5.5 All flats would have communal access to the amenity areas situated at the side of the property.
- 5.6 The communal amenity space has been provided at the rear of the property along with bin and cycle storage.

Amenity of Neighbouring Occupiers

- 5.7 In design terms, the proposed development will result in a significant enhancement of the internal layout of the building with the individual units meeting the Council's adopted residential space layout standards. There will be no overlooking or loss of privacy to neighbouring residential amenity. The site can accommodate the proposed development without having any detrimental effect on the neighbouring amenity. It complies with the requirements of Chapters 6 & 7 of the NPPF in providing a good quality of layout that is compatible with its urban location.
- 5.8 The scale of the proposal is therefore considered to be in keeping with other properties in the locality which have been converted to flats. The proposal will significantly enhance views of the site from both inside and outside the Conservation Area. The proposal is sustainable and visually attractive and is in accordance with Paragraph 23 of the NPPF and Saved Policies H5 and TC3 of the Development Plan.



- 5.9 It is therefore our view that the proposal would not impact on the living conditions of the neighbouring properties.

Access and Transportation

- 5.10 The existing site has no formal parking area. The application proposal makes no provision for off-street parking. However, in view of its Town Centre location and its proximity to shops and the public transport modes it is considered that the provision of parking for such a sustainable location is not required.

Waste and Cycle Storage

- 5.11 Waste storage has been located to the rear of the property. It is envisaged that collections could be undertaken kerbside.

6 Conservation and Heritage

- 6.1 The property now known as 55 High Street was almost built in the period 1858-1861, for the draper George Orlando Littlewood, on the site of one half of the seventeenth century coaching inn known as the Catherine Wheel. It comprised a four-storey building on the corner of High Street and Jury Street, which had a shop at ground floor level, with an extensive basement below. Above, it was residential accommodation with its access on Jury Street. Attached to it was a contemporary two-storey house and annexe (55a & 55b) and beyond that a single lean to (55c).
- 6.2 The group of structures are Grade II Listed Buildings and make an important contribution to the townscape of the High Street Conservation Area. It is recommended that consideration should be given to support the proposed scheme to enhance the street facades of the property.
- 6.3 The proposed scheme is based on the original late nineteenth century arrangement and includes the complete refurbishment of the property which will make a positive impact on the street scene and wider conservation area.
- 6.4 Architectural features of the existing building as well as buildings in the surrounding area will be reflected in the proposal to maintain the character and appearance of the townscape.

7 Conclusions

- 7.1 Overall, the scheme provides an opportunity to provide additional housing for the area. The additional housing would contribute toward the Council's 5-year housing supply and brings socioeconomic benefits to the local area and wider Borough.
- 7.2 The proposal would deliver 3 high-quality flats, which will be suitable for young professionals, downsizers, and families. The refurbishment of the building in general, with repairs and new materials would improve the character and appearance of the area, which is particularly beneficial given the prominent location of the buildings.
- 7.3 In our view, this scheme would be a sustainable development, meeting all three dimensions of sustainability; social, economic and environment, without impact to the neighbouring dwellings. It is therefore respectfully requested that permission is granted.