

Penfold Project Services

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PLANNING STATEMENT

for: -

**ERECTION OF SECOND FLOOR AND TWO STOREY REAR
EXTENSIONS TO FORM ADDITIONAL TWO BEDROOM FLAT
AND STAIRWELL**

at: -

**150 PARROCK STREET, (THE FORESTERS ARMS P.H.)
GRAVESEND, KENT, DA12 1ER**

1.00 SITE LOCATION

150 Parrock Street, The Foresters Arms Public House is located on the corner of the junction of Parrock Street and Edwin Street in the town centre. Due to the triangular layout of the pub it has been known locally as “The Flat Iron”

There has been a public house on the site probably from the mid-19th century.

2.00 EXISTING USE

The building consists of the public house on the ground floor with a cellar below and a two-bedroom apartment on the first floor currently occupied by the licensee and owner of the public house.

Originally with separate bars but now just one open plan bar with a single storey rear extension forming the toilets to the rear which was granted planning consent in 1983.

There are no listed buildings on or adjacent to the site.

This site falls within 6km of the Thames Estuary and Marshes Ramsar site and Special Protection Area, an internationally important wetland area for nature conservation that supports wintering waterbirds and migrating birds.

July 2025

3.00 EXISTING BUILDING

The existing first floor apartment consists of two bedrooms, living room, kitchen/dining room, bathroom and separate w.c.

The lower façade of the building, on all three sides, is decorated with a very distinctive green ceramic tile typical of many Victorian public houses of the time.

The upper, first floor, façade is formed in a red facing brickwork with a parapet wall concealing a flat roof over the first floor.

The properties to the north of the building on Parrock Street are three storeys in height built in a typical Victorian style with pitched roofs and, now, rendered facades.

4.0 PLANNING HISTORY

4.01 Previous Planning Applications

Display of an illuminated pictorial sign
Ref. No: **19740244** | Status: Application Permitted

Erection of single storey extension and alterations to form male and female toilets
Ref. No: **19830723** | Status: Application Permitted

4.02 Pre-Application Advice

A submission for Pre-Application Advice was submitted on 12 February 2025 and a response, reference PRE20250037, was issued on 08 April 2025.

The proposals with this submission were for a second and third floor extension but the advice from the Case Officer, Mrs Alison Webster, was that, although a second-floor extension is likely to be acceptable, the addition of a third floor would not.

The comments within the response have been taken into consideration when preparing the proposals submitted with this application.

5.00 DESIGN PROPOSALS

The public house will be retained on the ground floor together with the existing cellar storage at basement level.

The owner, being conscious of the situation regarding the loss of Public Houses, is keen to retain the Foresters Arms as an amenity within the area

It is therefore proposed to extend to erect a second-floor extension to form an additional two-bedroom flat, with further small rear two storey extension to allow the installation of a new staircase.

The new floor will have a two-bedroom flat with the layout replicating the layout of the existing flat on the first floor.

All rooms within the new flats will comply with the minimum requirements of the National Described Space Standards.

It is proposed that the walls to the second-floor section of the proposals be constructed with facing brickwork either to match the existing.

The flats will be leased as a separate entity to the public house

6.00 ACCESS

A new access to the flats on the first and second floors will be created from the ground floor at the rear of the building off Edwin Street.

The existing entrances from Parrock Street and the corner of Parrock Street and Edwin Street will be retained

4.00 CONCLUSION

- Changing economic and social circumstances has meant that the Public House is no longer financially viable as standalone business and will benefit from the support of the rental accommodation on the first and second floors.
- The building has a very prominent corner plot and will retain its original Victorian character.
- The development will have a positive effect on the character, economy and appearance of the surrounding area.

We therefore conclude that the proposal has met all local and national planning criteria and should be approved.



MAIN ELEVATION FROM PARROCK STREET



FRONT ELEVATION FROM PARROCK STREET

July 2025



REAR ELEVATION FROM EDWIN STREET

July 2025