



**41 Cobham Street
Gravesend
Kent
DA11 0SA**

2317-HS-100

Planning, Heritage Statement Loft Works

41 Cobham Street, Gravesend Kent DA11 0SA

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1.0 Introduction

1.1 This Heritage Statement has been prepared on behalf of Mr. H Dhanda in support of this planning application for the construction of a rear dormer and skylight to the front elevation. The proposal is to provide additional bedrooms within the loft space via a fixed staircase.

2.0 The Site Surroundings & Proposal:

2.1 The Site

The property is located at 41 Cobham Street, Gravesend Kent DA11 0SA. Cobham Street and the surrounding areas falls into The Gravesham Borough Conservation area. It includes all properties in Darnley Road, Darney Street and Wrotham Road. The works in questions to this planning application will have no impact to the front elevation forwarding to Cobham Street other than 2 skylights to the front elevation and a hip to gable which will be similar to other properties within the vicinity.

Cobham Street has a mixed use of properties. Many have been converted to residential flats over the years.

Entrance is via 5 concrete steps to a UPVC entrance to the ground floor.

The property is on a secondary road and the property will suit more single and couple professionals working in local businesses or more so, travelling into London and Kent due to the close transport links. Gravesend Mainline station is a 3 minute walk and so is central Gravesend town center, where there are a abundance of stores and eating facilities. The property would suit residents in local employment to businesses in the town center. Many buses serve from Cobham Street and from Gravesend town center which is again a 3 minute walk from the premises.

No off-street parking is available and we propose the residents are advised to use public transport due to the availability and access.

2.2 Proposals

The proposal is to add an additional bedroom in the roof space. The height is limited and internal alterations may have to take place to accommodate the height restrictions we currently have. The proposal will not increase the current footprint of the plot on the ground floor. The proposal is to provide increased bedrooms for the current owners of the property. The roof line will be unaltered other than 2 skylights on the front elevation and a projecting dormer to the rear. All external materials proposed will be to match as existing. The new roof to the dormer construction will be 3 layer felt or similar.

2.3 Planning History

No planning has been applied for any extension or conversion works on this property.

3.0 Planning Policy and Framework

3.1 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.

3.2 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.

3.3 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.

3.4 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.

3.5 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 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.

3.6 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 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.

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.

5.0 Conclusion

The proposal being put forward on this application has no impact to the adjoining properties or more importantly the facing elevation to Cobham St. There is no clustering effect which may harm the overall character of the area.

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 neighbors

It is considered that the application proposals are in full compliance with the aims and objectives

of UDP policies, and national planning guidance, and thus planning Permission should be granted accordingly.

Appendix 1

Schedule of Drawings

2317-001	Existing Basement Floor Plan
2317-002	Existing Ground Floor Plan
2317-003	Existing First Floor Plan
2317-004	Existing Second Floor Plan
2317-005	Existing Elevations
2317-010	Proposed Basement Floor Plan
2317-011	Proposed Ground Floor Plan
2317-012	Proposed 1 st Floor plan
2317-013	Proposed 2 nd Floor plan
2317-014	Proposed Roof Plan
2317-015	Proposed Elevations