



Delegated Report

Planning Application

Planning Application No: 20221052

Location: Jolly Drayman Wellington Street Gravesend Kent

Description: Proposed extension and alterations to form ground floor entrance to basement/cellar including rebuilding of boundary walls

Applicant: Mr Rob McMillan

Site Visit Date: 10th October 2022

Submitted Documents/Plans

Planning Application Form;
Planning Statement and Compendium of Photographs;
Drawing No. 01 – Part Plans & Elevations As Existing;
Drawing No. 02 – Part Plans & Elevations As Proposed;
Drawing No. 03 – Basement/Cellar Plan As Existing & As Proposed;
Drawing No. 03 – Site Location Plan; and
Drawing No. 04 – Block Plans As Existing & As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200859	Erection of single storey infill extension to bar area and erection of new single storey entrance porch with associated internal and external works.	Permission	06.11.2020
20140351	Conversion of the building adjacent to the existing public house into 8 x bedsits, forming three bedsits with communal kitchen area on ground floor, three bedsits on first floor level, with internal staircase on first floor level, and conversion of loft space into habitable rooms to form 2 bedsits with ensuite bathroom/wc.	Permission	18.07.2014
20010858	Change of use of warehouse to a restaurant on the ground floor and a four bedroom hotel on the first floor involving alterations to front and rear elevations.	Permission	18.02.2002
19940099	Use of the warehouse in the car park fronting Wellington Street for the parking of a lorry and storage purposes.	Permission	07.06.1994
19830904	Display of 2 signboards fascia sign and hanging lantern and illuminated name board by 2 spotlights on the west elevation illuminated sign board by 2 spotlights on the south elevation and illuminated fascia sign by 2 spotlights on the east elevation	Consent	19.01.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)

Consultations, Publicity and Representations

KCC – Public Rights of Way

The applicant is advised that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in the future. This includes any building materials or waste generated during any of the construction phases. No furniture or fixing may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

An informative will be added to the decision.

Neighbouring properties

The application was advertised by the displaying of a site notice and individual letters sent to sixteen surrounding properties with an overall response date of 4th November 2022. No representations have been received.

Three Ward Councillors for Central Ward were also consulted and again, no letters of representation were received.

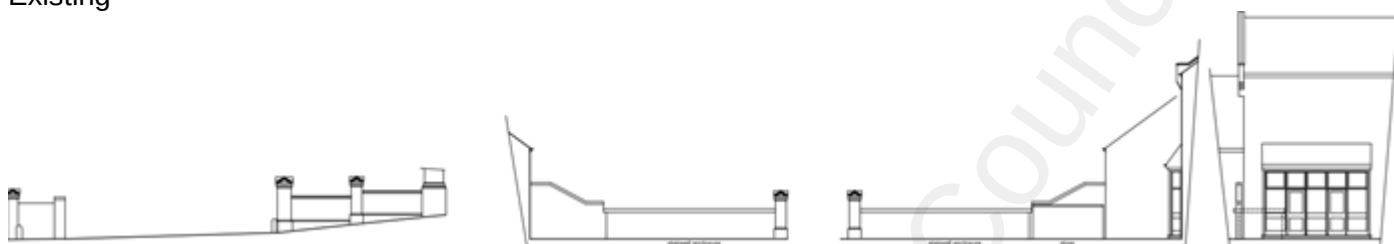
Analysis

Character and Appearance

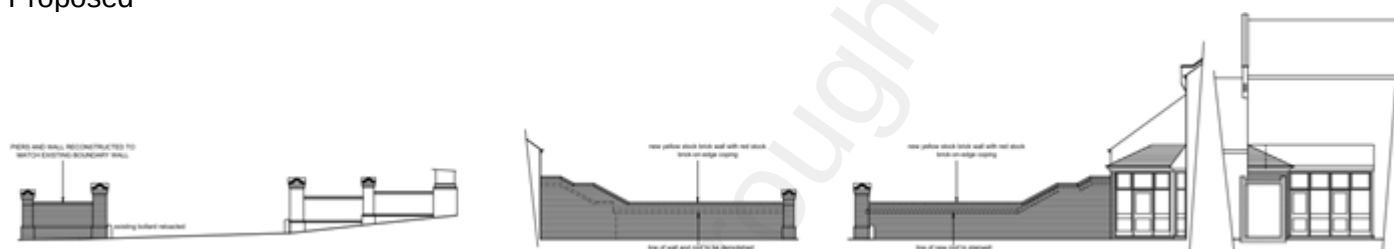
The Jolly Drayman is an existing public house and hotel located on Wellington Street in the Gravesend urban area. The proposal is for an extension and alterations to form ground floor entrance to basement/cellar including rebuilding of boundary walls. The development would reinstate the access to the

basement/cellar from the existing brick void at the front of the site along the north elevation, extending it further to the east along the boundary and replacing the existing front and north side boundary walls, to create a new entrance and lobby and new staircase to access the basement/cellar. The existing entrance to the function room would be reconfigured. The extension would project approx. 5.2m from the existing and will be approx. 1.66m wide in line with the existing. The brick pillar would measure 2.42m in height with the new wall being 1.62m in height from the front boundary, sloping up at the rear in line with the existing boundary wall, to join the new entrance which would be 3.8mm in height to the eaves and 4.13m to the ridge with pitch roof and glazed door and full length side windows in the south facing elevation.

Existing



Proposed



The replacement boundary walls and pillars have been designed to reflect the existing southern boundary, together with the extension to the existing brick void and new entrance being similar in design to the existing building. The extensions and replacements are modest and would not detract from the main building and character of the area. The materials to be used are sympathetic to the host building and boundary walls and will match the existing extensions. The proposed extensions and alterations are not considered to harm the character and appearance of the host building or the surrounding street scene. In terms of character and appearance the proposed extensions is considered to comply with the policy set out in CS19 (LPCS) and Paragraph 130 of the NPPF (2021).

Neighbouring Amenity

The proposed extensions and replacement boundary walls and pillars are modest alterations, with the boundary wall only being 320mm higher than the existing and the proposed new entrance being single storey adjacent to the blank flank wall of No. 7, and as such being set away from any residential property habitable room windows. It is considered the proposal would not cause loss of light, overshadowing or overbearing to neighbouring properties. There would not be any windows facing neighbouring properties therefore no overlooking or loss of privacy will occur. In respect of neighbouring amenity, the proposal is considered to comply with Policy CS19 (LPCS) and Paragraph 130 of the NPPF (2021).

Parking and Highways

The proposals would not result in additional rooms to the hotel that would have an impact on the parking provision. The access and parking layout remains unchanged and as such there will be no highways implications resulting from the proposal and as such in terms of parking provision the proposal is considered to comply with Policy CS11 (LPCS) and saved Policy P3 (LPFR).

Conclusion

The proposed development is considered to cause no harm to the character and appearance of the host

building and surrounding area, there would be no loss of neighbouring amenity resulting from the development and there are no parking and highways implications. As such it is considered the proposal meets both Local and National planning policy and permission is recommended.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	22 nd November 2022	Dated:	22nd November 2022