



Delegated Report

Full Planning Application

Application No:	20211166
Location:	5 - 10 New Road, Gravesend, Kent, DA11 0AA
Description:	Application for shopfront alterations and siting of plant equipment to roof.
Applicant:	DS Group
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Cover letter dated 21 September 2021;
Application form received 22 September 2021;
Jasun Filtration details received 22 September;
OS Plan received 3 November 2021;
Drawing no. GDK-GRV-00 (Proposed Ground Floor Mechanical Layout Plan) received 16 November 2021;
Drawing no. GDK-GRV-01 (Proposed Roof Mechanical Layout Plan) received 16 November 2021;
Drawing no. GDK-GRV-02 (Proposed Side Elevation) received 16 November 2021;
Drawing no. GDK-GRV-86.E.02 Rev. (D) (Existing and Proposed Shopfront Elevations received 22 November 2021;
APL Mechanical Services Ventilation Statement received 5 January 2022;
Nova Acoustics Noise Impact Assessment (Project No. 7251CS Version Ref. 02 dated 10/02/2022) received 14 February 2022.

Relevant Planning History

There is an extensive planning history related to the property, largely relating to signage. The most recent and relevant applications have been included below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20211167	Application for consent to display an externally illuminated fascia sign and an internally illuminated projecting sign.	Consent	13.01.2022
20210179	Application for approval of condition 3 attached to planning	Approval of details	23.04.2021

permission reference number
20180726 relating to the details of
the scheme of acoustic attenuation.

20210059	Installation of a replacement shopfront.	Permitted	15.03.2021
20200274	Entrance fascia signage to include 2 no. projection signs and 2 no. flex box sign and window graphics.	Consent	29.07.2020
20180726	Change of use of basement and part of ground floor from Class A1 (retail) to Class D2 (24-hour gymnasium) and new shopfront to St George's Shopping Centre.	Permitted	24.08.2018

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- S3 – Maintenance of Shopping Frontages
- S4 – Non-shopping Uses in the Shopping Areas
- S7 – Hot Food Shops and Restaurants and other A3 Uses
- TC9 – Shopfronts
- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that those 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 the review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development

- Section 6 – Building a strong, competitive economy
- Section 7 – Ensuring the vitality of town centres
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG)

- SPG 4 – Kent Vehicle Parking Standards (2006)
- SPG 4 – Security measures for shopfronts and commercial premises (2020)

Consultations, Publicity and Representations

GBC Environmental Protection

Initial comments:

Whilst there are currently no residential properties/premises in close proximity to this site, it is surrounded by businesses that have a reasonable expectation not to be impacted by odour, fumes or noise from the proposed air extraction system.

Therefore, to prevent possible odour/fume and noise nuisance to nearby properties/premises an odour/fume and noise impact assessment report should be submitted to and approved, in writing by the Local Planning Authority, prior to determination.

Drainage/sewerage and code of construction practice informatives are also requested.

Comments following submission of requested details:

Please apply odour/smoke/fumes condition and noise condition with recommendations from relevant reports to be followed.

GBC Commercial

No objection in principle. No concerns or comments.

KCC Heritage

No comments to make.

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties and a site notice with an expiry date of 12th April 2022.

No letters of representation have been received.

The Local Ward Councillors were also consulted and no responses were received.

Analysis

Proposal

This application seeks permission for shopfront alterations and the siting of plant equipment to the roof.

The submitted covering letter explains that a restaurant will be operated from the premises (previously an A1 use), which does not require planning permission under The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The former BHS premises has been subdivided to form separate units. The development proposal will facilitate the location of air condenser units and kitchen extraction equipment on the flat roof of the property in connection with the proposed restaurant use (German Doner Kebab) at what is now Unit B.

A new frameless shopfront with picture windows is proposed, with black powder coated steel fixing channels. Black exterior tiles will be applied to the entrance steps, and black aluminium will be applied to the stall riser.

Principle Issues

The main issues to consider in the determination of this application are the design of the proposed shopfront changes and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on residential amenities, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

In line with Policy CS05 (Gravesend Town Centre Opportunity Area) of the Core Strategy 2014, it is important that redevelopment is supported where this improves townscape character.

No. 5-10 New Road lies within the Primary Shopping Area of Gravesend Town Centre, close to the King Street, High Street and Queen Street Conservation Areas. The Council's planning guidance for shopfronts within the town centre or local shopping centres seeks high standards of shopfront design and aims to ensure shopfronts are designed to maintain the attractiveness of the centre. Any proposed alterations should therefore well designed, including the type and colour of materials, and appropriate in terms of the scale and character of the original building, to make a positive contribution to the area.

The application site is a large and fairly modern retail unit within the town centre. It has been split into separate units – two retail units facing onto New Road and a gym to the rear/basement. The street scene is mixed in terms of shopfront size and design.

The proposed shop front is modern and well designed. Its proportions, appearance and materials complement the shopfront proportions of the neighbouring retail units and the modern style and form of the Thamesgate building opposite.

The plans do not show a roller shutter to be proposed. Saved Policy TC9 of the Local Plan 1994 resists the installation of security grills and shutters on the exterior of shopfronts, and SPG 4 (Security measures for shopfronts and commercial premises) provides additional guidance on the type and location where shutters will be considered acceptable. An informative is recommended to

raise the awareness of the applicant that roller shutters require permission and design guidance is available.

The proposed air conditioning units and extraction equipment will be located on the roof, three storeys above ground level. They will not be visible from any public vantage point and would therefore be acceptable in terms of the impact on the streetscene.

Overall, the proposal would comply with the requirements of saved Policy TC9 of the Local Plan 1994, Policies CS19 and CS20 of the Core Strategy 2014, and paragraphs 130 and 190 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land, and avoid adverse environmental impacts from pollution, including noise, air and odour pollution.

Neighbouring Properties

In terms of the shopfront changes, due to the nature of the proposal and the town centre location, the proposed shopfront will not have any detrimental impact on neighbouring amenity.

Similarly, due to the town centre location, the proposed air conditioning units and extraction equipment are typical of such a location, and the lack of residential properties in close proximity to the site would not be considered to cause any significant adverse impacts on neighbouring properties. However, the recommendations in the submitted noise and odour impact assessments must be followed in order to prevent residential nuisances. This can be conditioned accordingly.

Overall, it is considered the proposal would have an acceptable impact on neighbouring properties in terms of outlook and privacy, and daylight and sunlight, and environmental impacts. As such, the proposal complies with Policy CS19 of the Core Strategy 2014 and paragraph 185 of the NPPF 2021.

Parking and Highways

Due to the nature of the application, there would be no impact on parking or highway safety from the proposals, nor conflict with the requirements of Saved Policies T1 and P3 of the Local Plan 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

Subject to conditions, the proposal is considered to be acceptable in terms of the design and impact on the application site, adjacent conservation areas and on the character and appearance of the surrounding area, and with regards to residential amenity and to highway matters. The proposal would therefore comply with the requirements of Policies CS05, CS11, CS19 and CS20 of the Core Strategy 2014, saved Policies TC9, T1 and P3 of the Local Plan 1994, and paragraphs 109, 130, 185 and 190 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 13 th April 2022	Dated: 13 th April 2022