

Delegated Report

Planning Application

Planning Application No: 20250291

Location: 22A High Street Gravesend Kent

Description: Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self-contained flats on ground, first and second floors with storage at basement level.

Applicant: Mr Rai

Site Visit Date: 10 April 2025

Submitted Documents/Plans

Application form;
 Drawing no. 01 – Plans & Elevations As Existing;
 Drawing no. 02 – Elevations As Existing;
 Drawing no. 03 – Floor Plans As Proposed;
 Drawing no. 04 – Elevations As Proposed;
 Drawing no. 05 – Location Plan;
 Drawing no. 06 – Block Plans As Existing & As Proposed;
 Design and Access Statement;
 Schedule of Proposed Materials;
 Window Details; and
 Door Details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211064	Erection of a side extension, alteration to front elevation, reconstruction of existing pitched roof and internal alterations to accommodate change from 2 x 1 bed and 1 x 2 bed to 2 x 2 bed and 1 x 1 bed self contained flats on ground, first and second floors with storage at basement level.	Permitted	08.02.2022
20200283	Application for Lawful Development Certificate for the continued use as a self-contained two bedroom flat	Certificate granted	06.05.2020
20000040	Change of use from clothing manufacturing to residential use at first floor and second floor to form 2 no. self-contained flats and storage at ground floor and basement.	Permitted	29.11.2000
19870148	Conversion of first and second floors into two self contained flats	Permitted	05.05.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- 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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesend Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- High Street & Queen Street Conservation Area Character Appraisal (2009)
- Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

There is no objection to this application. The layouts of the flats is ideal in that like for lieu rooms are stacked over/under each other.

The following is recommended:

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on the conversion works on nearby premises.

KCC Heritage

The site lies within the historic core of Gravesend which has archaeological potential and the building is of 19th century date but not listed. Due to the relatively limited footprint of the works I consider it unlikely that the proposals will have a significant archaeological impact and consider it unlikely that archaeological mitigation works would add significantly to our understanding of the site or building. I therefore have no archaeological objections to the proposals. No doubt your Conservation Officer will comment on the appropriateness of the proposals within the Conservation Area.

Neighbouring properties

45 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 02.05.2025 – no responses received.

Officer's Analysis

The application site consists of a detached three storey building, plus basement situated at the rear of no. 22 High Street which is brick and render faced walls with brown tiles for the roof. It is situated in the High Street & Queen Street Conservation Area, in an Area of Archaeological Potential, in the Town Centre Opportunity Area and the Thames Estuary And Marshes Ramsar Buffer Zone.

Planning permission was granted in 2021 under application ref. 20211064 for the exact same proposal. This was not implemented and has since expired. This application is applying again for the same development. There have been no relevant policy changes or changes in circumstances on site which would lead to a different assessment from application ref. 20211064.

The principle considerations in the assessment of the application are:

- Principle of Development
- Character and Appearance and Heritage
- Impact on future occupiers
- Impact on neighbouring amenity
- Parking/Highways
- Ecology and biodiversity

Principle of Development

The site is located in the urban area, Policy CS02 (LPCS) prioritises development in the urban area as a sustainable location for development. The existing use of the building which consists of three floors plus basement is three self contained flats, one on each floor, with the basement used as general storage. On the ground floor there is a two bedroom flat and on the first and second floors there are one bed flats. The proposal is for an extension to the building, replacement roof and internal alterations to turn the ground floor flat which is currently two bedrooms into one bedroom. The first and second floor flats will increase from one to two bedrooms. 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 including design, character and appearance and heritage, amenity of occupiers and neighbouring properties, parking and highway safety and ecology and biodiversity.

Design, Character and Appearance and Heritage

No. 22A is a three storey detached building which is of L shaped plan and has a two storey element on the western end with a flat roof as seen in red below.



It is above this two storey flat roofed element that it is proposed to construct a second floor extension with a pitched gable ended roof (as opposed to the existing main roof on the western end which is hipped). The extension would be 2.5m in width, extend the depth of the building and be built up to the ridgeline of the main roof. There would be a window in the front elevation serving a kitchen. The extension would be faced with black stained timber cladding and natural slates (it is proposed to replace the whole of the roof of the building and face with slates). The black stained timber cladding is proposed in order to avoid the issue of trying to source bricks to match those of the existing building which are historic and it is pointed out has been used at an adjacent building off New Swan Yard.

The extension is modest extending in line with the overall depth and width of the existing two storey element on the western end, and the overall height of the building. It would replicate the existing style and appearance of the building in the main and although it would have a gable end roof as opposed to matching the hipped roof of the main roof of the building, a gable end is considered acceptable and not out of keeping as the eastern end of the building is gable ended. The proposed materials of black stained timber cladding for the walls of the extension is acceptable as opposed to facing brickwork, as the example on the building at the rear of no. 20 High Street is sympathetic and will avoid the issue of possible mismatch of brickwork. Natural slates are a sympathetic material. The proposal is therefore in keeping with the scale and character of the building. Due to the close proximity of no. 22A to the rear of no. 22 High Street, there will be limited views of the proposed extension and it is considered there would be no impact on the surrounding area and the proposed extension would preserve the character and appearance of the High Street & Queen Street Conservation Area.

The removal and replacement of the existing roof is considered acceptable. The roof would be exactly the same as existing in terms of size and form (apart from the proposed gable end second floor extension). The new roof would be replaced with natural slates which would be an enhancement on the existing tiles.

There are some other alterations proposed which include change of a door to a window in the front elevation at ground floor level and existing entrance doors closed. On the east side elevation there would be a new door installed with brick arch over. It is also stated on drawings that existing windows are to be retained, overhauled as necessary and redecorated.

Overall in respect of design, character and appearance and heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS).

Amenity of Occupiers

Flat sizes

- Ground floor flat (1 bedroom, 2 person) = 50.6 sq. m (minimum standard as per Technical housing standard is 50 sq.m)
- First floor flat (2 bedroom, 3 person) = 61.5 sq. m (minimum standard as per Technical housing standard is 61 sq.m)
- Second floor flat (2 bedroom, 3 person) = 62 sq. m (minimum standard as per Technical housing standard is 61 sq.m)

As can be seen all of the three flats proposed meet the minimum standards as set out in the Technical Housing Standards.

Amenity Space

There is no amenity space provided as existing (due to the strict site boundary there is no land to provide any) and there is none proposed. Given this is an existing situation for the existing flats this is considered acceptable.

Light levels

Due to the constrained nature of the site and its surroundings some of the windows particularly the front south elevation which faces onto an alley way will already experience a certain degree of reduced light levels. There is some internal alteration of the layouts of the flats but occupiers would experience the same or if not improved level of light and outlook and therefore no objections raised.

Overlooking

Occupiers would experience no greater overlooking than is possible from surrounding buildings at the current time.

Neighbouring Amenity

The site is closely surrounded by a number of buildings.

No. 21 to the north - In the part nearest no. 22A there are windows in the rear elevation at first and second floors serving bedrooms:



The extension would be 3.3m to the south of the flank of no. 21. The windows in the rear of no. 21 are east facing and there are none in the south side of the building. The occupiers of the flats on the upper floors of no. 21 would therefore not experience any material harm to them in terms of overshadowing or loss of outlook. There are no windows proposed in the north rear elevation of the extension and therefore no overlooking.

To the west is no. 22 High Street. This property has a single storey rear extension which is built up to the west elevation of no. 22A. The windows at first and second floors serve bathrooms and there is a fire exit door onto the flat roof of the extension, these can be seen in the photographs below:



The below photo shows the distance between the rear of no. 22 High Street and the west flank elevation of no. 22A (3.5m).



The second floor extension would be erected on top of the two storey element visible on the left in the above photo. It would be 3.6m in height to the top of the ridgeline.

Although there is only 3.5m distance between the flank elevation of the proposed extension and the rear elevation of no. 22 High Street, there are no habitable room windows in the rear of no. 22 (they are bathrooms only). There are to be no windows in the west flank elevation of the proposed extension. As such it is considered there would be no material impact on the occupiers of the flats in the upper floors of no. 22 with regards overshadowing, loss of outlook or overlooking..

No. 23 to the south – This has windows in the north flank of the out-rigger one of which is visible in the photo above and appears to serve a hallway according to the approved plans of ref. 19870591. Due to the fact these windows already are severely restricted in terms of light levels and outlook due to the built up and constrained nature of the site it is considered occupiers of the upper floor flats of no. 23 would experience no greater material impact with regards overshadowing or loss of outlook. There is a window in the front elevation of the proposed extension to serve a kitchen. Given the level of the proposed window (i.e second floor) and the narrowness of the alleyway in between no. 22A and no. 23 it is considered there would be no material harm caused in respect of overlooking to the occupiers in the upper floor of no. 23.

Overall therefore it is considered that in respect of neighbouring amenity there would be no impact on the amenity of neighbouring properties and in this respect the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

The three existing flats do not have any off-street parking and there is none proposed for the amended layout flats. Two of the flats are increasing from one to two bedrooms and one is decreasing from two to one bedroom. The requirements for one or two bedrooms is the same and therefore no additional demand

for parking provision. In any case the site is in the town centre close to public transport links. In respect of parking and highways the proposal is compliant with saved Policy P3 (LPFR).

Ecology and Diversity

The site is located in the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA). There are currently three flats in the building and although it is proposed to carry out internal alterations to increase two of the flats to two bedrooms etc there would still be three flats. With no net increase in units the SAMMS tariff would not be required.

Any Other Material Planning Considerations

Refuse – This will continue as the existing situation with the current three flats, i.e. black sacks due to the constrained nature of the site and there being no outside space to store bins. As this is an existing situation there are no objections and in this respect of refuse the proposal is considered compliant with Policy CS19 (LPCS).

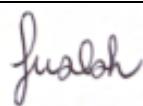
Conclusion & Recommendation

The proposal subject to conditions would be acceptable in terms of design, character and appearance and would preserve the character and appearance of the King Street Conservation Area. It would provide acceptable living conditions for future occupiers and protect the amenity of neighbouring properties. There are no issues with parking or highway safety and the SPA/SAMMS is not required in this instance as no net addition in units. As such the proposal is compliant with local and national planning policy.

In this application photos of materials have been submitted but actual samples are considered required therefore the materials condition would still be relevant and details of windows and doors have been submitted but it is considered that a joinery details condition would still be required to ensure appropriate details are secured.

Recommendation: Permission

(For detailed conditions and informatics, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	Rebecca Harrison	Signed:	
Dated:	20th May 2025	Dated:	20 May 2025