

Delegated Report

Planning Application

Planning Application No: 20240353

Location: 1A - 1B Terrace Street Gravesend Kent DA12 2AX

Description: Erection of a bin storage for the residential properties of 3-11 Harmer Street.

Applicant: Mr Farouk Karim

Submitted Documents/Plans

Application Form Dated 02 May 2024

Drawing no. 001 Revision B (Site Location Plan, Block Plan, Floorplans and Elevations)

~~Drawing no. 001 Revision A (Site Location Plan, Block Plan, Floorplans and Elevations) SUPERSEDED~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20240318	Application for a non-material amendment to planning permission reference number 20230693 to allow the study rooms in flats No. 4 and 8 to become bedrooms, resulting in a development totalling 16 x two bedroom flats, and 3 x one bedroom flats.	Permitted	03.05.2024
20230693	Application for variation of conditions 2 of planning permission reference 20140715 for the conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats; to allow the internal configuration to be amended	Permitted	31.08.2023
20180435	Application for approval of conditions 4, 5, 8 and 9 of planning permission reference number 20140715 relating to details and samples of all new external joinery, windows and doors (including the new enlarged arched windows), all external facing materials, noise report and a contaminated land assessment.	Approval of Details	05.04.2019
20180434	Application for the approval of conditions 4 and 5 attached to Listed Building Consent reference number 20140845 relating to detailed and samples of all new external joinery, windows and doors (including the new enlarged arched windows) and samples of all external facing materials.	Approval of Details	05.04.2019
20140845	Application for Listed Building Consent for internal and external alterations to the rear building fronting West Crescent Road involving the construction of a third floor	Permitted	25.09.2015

	level and new mansard roof, in connection with the conversion of the rear building into 16 two bedroom self-contained flats and 3 one bedroom self contained flats.		
20140715	Conversion and extension of the rear building fronting West Crescent Road involving the construction of a third floor level, new mansard roof and alterations to the elevations to accommodate 16 two bedroom self-contained flats and 3 one bedroom self contained flats.	Permitted	12.08.2015

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Harmer Street Conservation Area Character Appraisal (2009)

Other Relevant Guidance

- Conservation Area Guidance 2020

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

The Council has a statutory requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Ward Councillors – no comment received.

Consultees

Conservation Architect – no comment received.

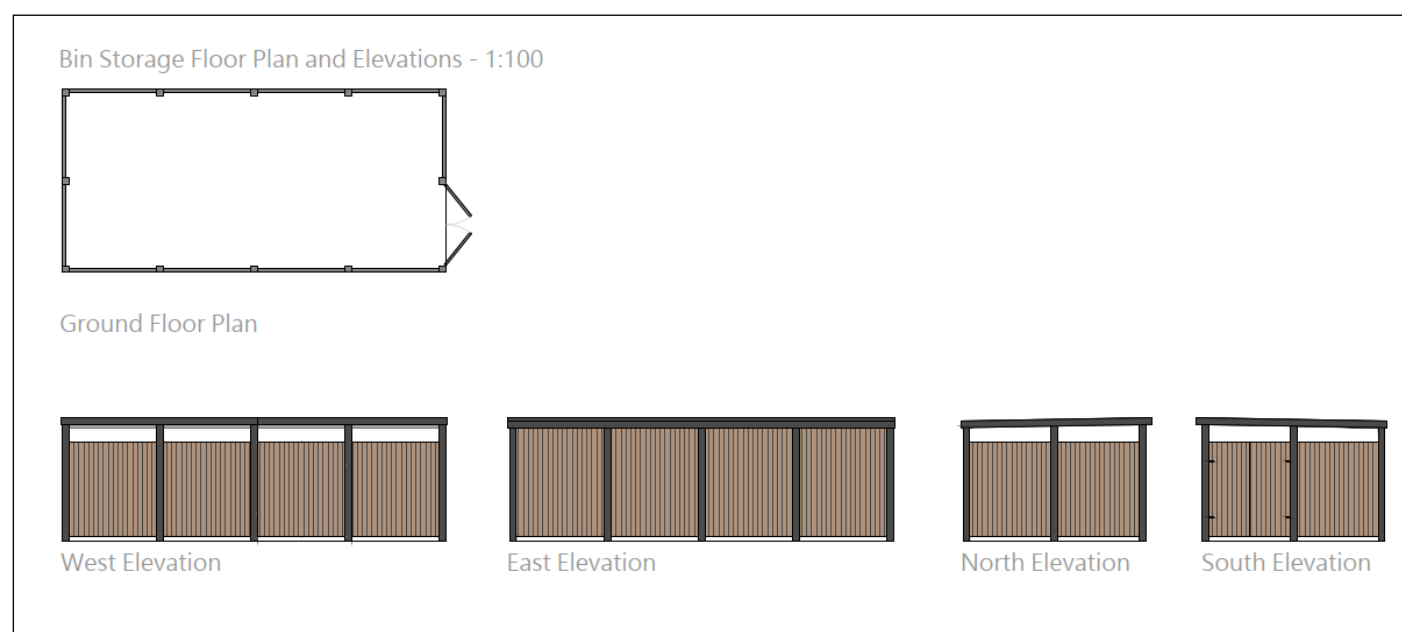
Neighbouring properties

31 surrounding properties were consulted, a site notice displayed and a notice in the paper. The overall consultation period expired on 07 June 2024. No comments have been received.

Officer's Analysis

Procedural Note

When first submitted, the proposed bin store was not considered satisfactory. It was a large structure measuring 8.7m by 4.1m with a flat roof, approximately 2.8m in height. The materials were not defined but appeared to be a part wooden structure;



This was not considered acceptable and would have created an incongruous feature within the street scene, located on a prominent corner, adjacent to a listed building.

The agent and applicant were advised to amend the scheme and to reinstate a boundary wall, creating a bin store within the walls, with doors to enable the bins to be moved for collection.

The plans were subsequently amended to reflect this , and the remainder of this report will focus on the revised plans.

Design, Character, Appearance and Heritage

The application site is located within the Harmer Street Conservation Area and forms the rear of the buildings fronting onto Harmer Street. The rear of 3-11 Harmer Street has been redeveloped from a snooker hall/club and car repairs garage, to residential units. This application is to construct a bin store for the future occupants of Crescent House (the rear of 3-11 Harmer Street), as the approved bin store is no

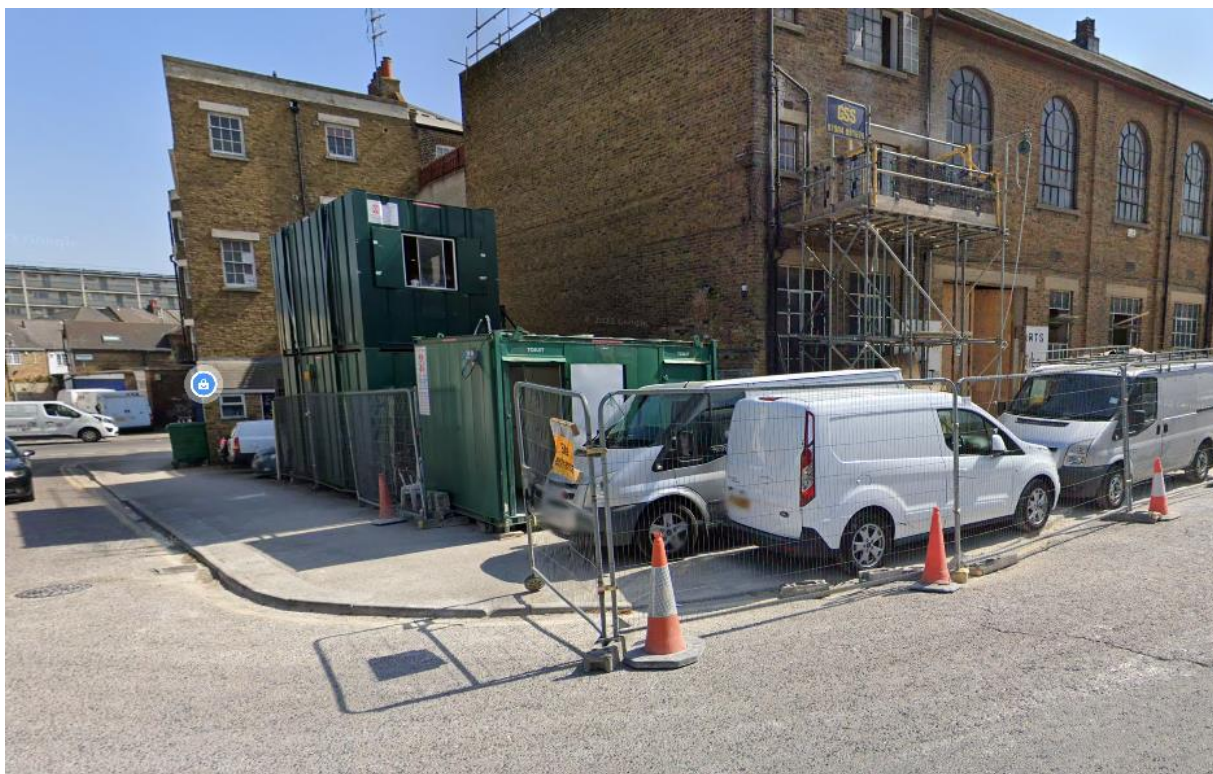
longer suitable.

The Harmer Street Conservation Area Appraisal references the poor infills and environmental quality in this location and recommends the improvement of the general appearance and public realm of West Crescent Road.

As the images below show, part of this recommendation has already been achieved through the redevelopment of the rear of 3-11 Harmer Street;

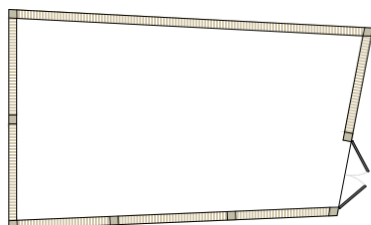


The proposed bin store will be located on the corner of Terrace Street and West Crescent Road. As can be seen from the images below, it has most recently been used as a compound for the works taking place at Crescent House;



The current application is to construct a boundary all around the corner of site, with refuse being stored within the walls. The wall will be 5.9m wide at the widest point and 8.6m long along The Terrace. It is 1.34m in height, with piers of 1.5m;

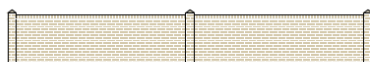
Bin Storage Floor Plan and Elevations - 1:100



Ground Floor Plan



West Elevation



East Elevation



North Elevation



South Elevation

Although the proposed wall encloses the corner of the site, this is not considered to be detrimental to the character of the area or street scene. As can be seen from the image below, the site was hoarded for many years. The image also shows the markings on the wall of where a structure previously sat;



The boundary wall is well designed and will respect the conservation area setting and improve the appearance of this part of The Terrace and West Crescent Road. The materials will be conditioned to ensure a suitable brick is used, ideally yellow stock brick as identified in section 7.7 of the conservation area appraisal. The wall will not be physically attached to Crescent House itself, and therefore not affect the listed building status of 3-11 Harmer Street.

Section 12 of the NPPF 2023 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2023 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.

The NPPF 2023 also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraphs 203 and 196 respectively). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan states that the Borough's primary consideration is the maintenance of the integrity of the original listed building, and that proposals need to be sympathetic in terms of materials. Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area. These policies are all relevant to the consideration of this application.

It is considered that the proposed bin store is well designed and respects the conservation setting, in accordance with the local and national planning policies outlined above.

Amenity of Future Occupiers

The proposed bin store is sufficiently sized to accommodate refuse from Crescent House which consists of 16 units. Although it would be more convenient for the refuse area to be within the development itself, it is located to the front of the site and the only exit from Crescent House is to the front, meaning residents will not have to make a convoluted trip to dispose of their waste.

Planning Condition 3 of 20230693 requires a maintenance person/caretaker along with a management

scheme outlining the refuse procedure. This condition is still outstanding and will need to be addressed prior to occupation, and will need to include instructions for the refuse store subject to this application.

On this basis, the proposals comply with paragraph 135 of the NPPF 2021 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal will not impact on in the amenity of any neighbouring property and as such accords with Policy CS19 of the Local Plan Core Strategy 2014.

Highways and Parking

There are no highways and or parking implications with this application. Although a boundary wall is being erected adjacent to the highway, the pavements in this location are wide and deep, ensuring sufficient visibility is maintained.

Conclusion

The application has been fully considered and is acceptable in terms of design and impact on the site and wider conservation area setting. The proposal therefore complies with the requirements of Policies CS19 and CS20 of the Local Plan Core Strategy 2014, saved Policies TC2 and TC3 of the Local Plan First Review 1994 and paragraphs 196 and 203 of the NPPF 2023.

Recommendation

Permission

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

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	30th August 2024	Dated:	2nd September 2024