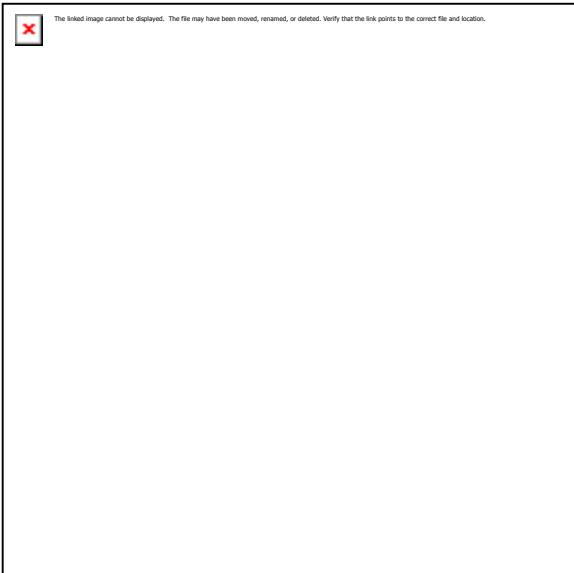




Delegated Report

Listed Building Consent Application

Planning Application No: 20220595

Location: Old Post Office The Street Shorne Gravesend

Description: Application for Listed Building Consent for the conversion of the current store into an en-suite bathroom and add an additional bathroom to a store area at first floor.

Applicant: Ms Nicola Sparks-Sanders

Site Visit Date: Desk top (from previous application)

Submitted Documents/Plans

- Application form;
- Drawing no. 1043-01 – Location Plan;
- Drawing no. 1043-03 – Ground Floor Plan Existing;
- Drawing no. 1043 – 04 – First and Second Floor Plan Existing;
- Drawing no. 1043-05 – Elevations Existing;
- Drawing no. 1043-06 – Elevations Existing;
- Drawing no. 1043-10 – Ground Floor Plan Proposed;
- Drawing no. 1043-11 – First Floor Plan Proposed;
- Drawing no. 1043-12 – Elevations Proposed;
- Drawing no. 1043-13 – Elevations Proposed;
- Drawing no. 1043-14 – Second Floor Plan Proposed; and
- Design, Access and Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20101138	Application for Listed Building Consent for internal alterations and installation of window in rear elevation at first floor level in connection with the conversion of first floor workroom into an ensuite bathroom/wc.	Permitted	14.03.2011
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

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

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.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2017)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

The Parish Council has the following comments on this application:

The Parish Council has no objections in principle provided that existing historic features are not damaged and are as much as possible retained.

The proposed changes are at first floor level only and largely internal. Externally a rear metal staircase (not shown on plans) is to be removed (existing door retained externally) and a new bathroom window matching existing inserted in the rear elevation.

The new rear bathroom window should have obscured glazing to ensure privacy.

The input and advice of the Conservation Architect would be welcomed.

No response from:

- GBC Conservation Officer
- National Amenity Societies

Neighbouring properties

No surrounding properties were consulted (as not required for LBC application). There were site and press notices with the overall consultation expiry date of 8 July – no responses received.

Officer's Analysis

The application building is a two storey detached dwelling situated on the western side of The Street. It is situated in a rural settlement inset from the green belt (Shorne), a grade II listed building, in the Shorne Village Conservation Area, an Area of Archaeological Potential and in Shorne Woodland Landscape Character Area.

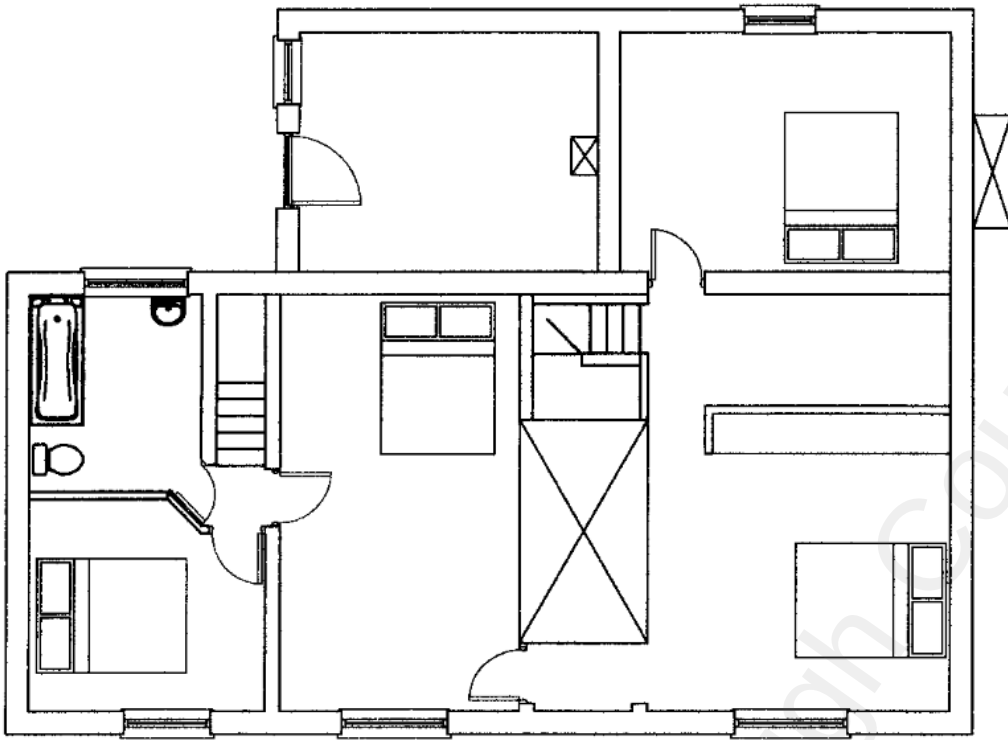
The proposal is for Listed Building Consent for the conversion of the current store into an en-suite bathroom and to add an additional bathroom to a store area at first floor.

Listed Building Consent was granted for a similar proposal under application ref. 20101138 which was for internal alterations and installation of window in rear elevation at first floor level in connection with the conversion of first floor workroom into an ensuite bathroom/wc. This was permitted in March 2011 but never implemented and has since expired. This is the reason for the applicant submitting this current application.

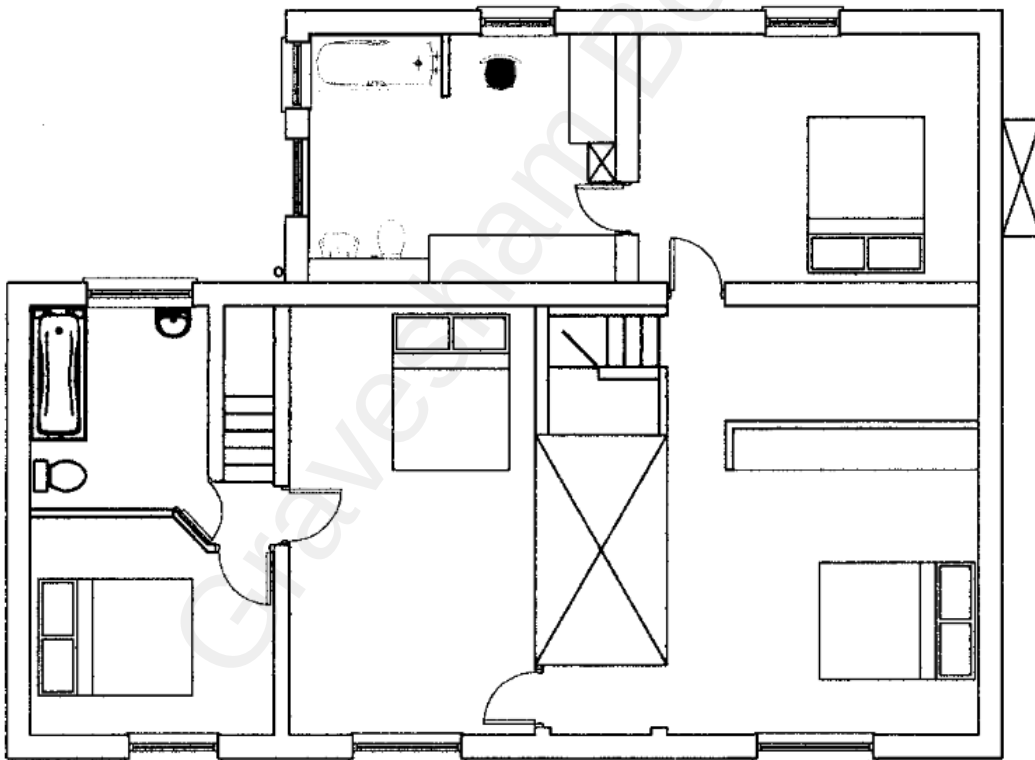
This current application also proposes to convert an open area at the top of the stairs into another en-suite.

A comparison of the existing, approved and proposed floor plans is given below for ease of reference:

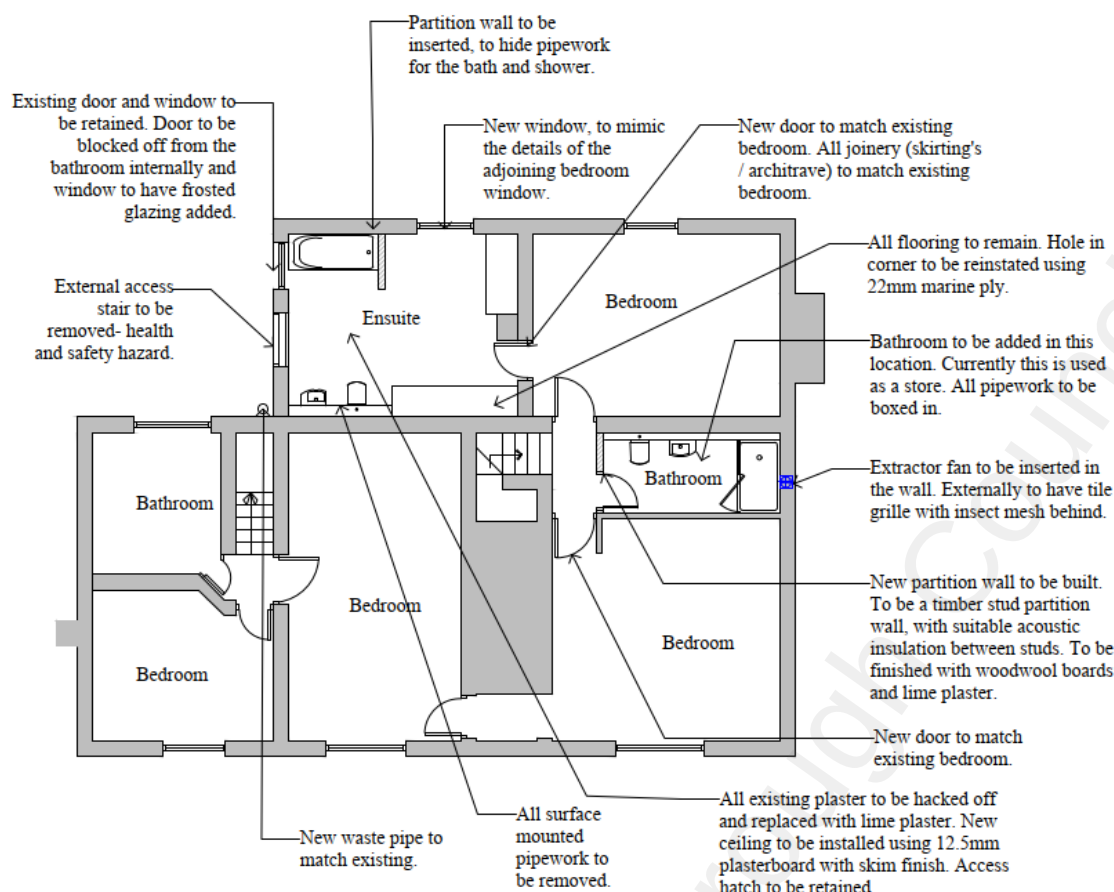
Existing First Floor Plan



Approved first floor plan (ref. 20101138)



Proposed First Floor Plan



The principle issues in the assessment of this application are whether the proposal would affect the special interest of this grade II listed building and the character and appearance of The Street Conservation Area.

Listed Building and Conservation Area Impact

The listing description is as follows:

C18. Timber-framed, all elevations cement rendered, clay roofing tiles. Rectangular with roof hipped at both ends. Front of 2 storeys with attic storey above. Double shop front to Post Office with glazing bars intact. One door and one window to Harmony Hill. Three casement windows to first floor. Two dormer windows with hipped tiled roofs. Painted moulded timber eaves cornice. String course on first floor level.

Original timber structure substantially exposed on Post Office.

Traditionally the Post Office used by Dickens to post his manuscripts. Formerly one house.

In the 2010 application (ref. 20101138) consent was given for conversion of the back store room into an en-suite. These works are proposed again in this application and are identical to those approved under the 2010 application. It involves a new door to be inserted from the bedroom to the north to access the en-suite; the door is to match the existing door to the bedroom and all joinery including architraves is to match. There is a new window proposed in the rear elevation which is to match the other existing first floor level window to the north in the rear elevation. In the south elevation the existing door and window will be retained. The door is to be blocked off from the bathroom internally with a stud wall constructed in front of it to make a flat finish internally and the window is to be obscure glazed. The existing plaster on the walls is to be replaced with lime plaster and a new plasterboard ceiling is proposed. A bath, toilet and sink are to

be installed with a partition wall to be added at the end of the bath to conceal the pipework for the bath and shower which is a sympathetic method and would avoid unsightly pipework. A new waste pipe is to be installed in the north-western corner of the dwelling. All of these works are as per those approved in the 2010 application.

The works are considered acceptable as the store room is situated in the rear part of the house which is of less special interest than the front part and is therefore more scope for the installation of a bathroom along with the knock-through and the fixtures and fittings, in this part of the house. The proposed window is considered acceptable as it would match the existing first floor rear window and bring symmetry to the rear elevation again which is rather off-set at the current time with there being only one window at first floor level on the rear elevation. The proposed internal layout would respect this window opening i.e. with no fixtures built in front of it. It would also respect the southern access door which is to be retained and boxed in which is a sympathetic way to address this door as opposed to removing it. The knock-through for the new door to the en-suite is modest and will match the existing bedroom door and will allow for the room to be incorporated into the first floor accommodation and used as the room is currently only accessible externally via a metal staircase, which is to be removed and is considered acceptable as it is modern and of no historic merit.

With this current application it is also proposed to convert a store area in the area at the top of the staircase into an en-suite. This area is in the front part of the house but the works would be much more modest than those proposed for the rear bedroom. There is no knock-through proposed; due to the open layout of this area it is simply proposed to install a small section of partition wall (woodwool boards and lime plaster finish) and door to the en-suite and bedroom to form the en-suite room (the doors are to match the existing bedroom door). Such works are considered to be acceptable as they would be fully reversible. A bath, toilet and sink are proposed with all pipework to be boxed in which sympathetic as it will conceal the pipework. There is an extractor fan proposed in the north flank wall which is to have a grille. The insertion of an opening for an extractor fan is considered acceptable subject to a condition requiring details of the opening and grille type and design.

Overall subject to conditions it is considered the insertion of the two ensuite bathrooms would be an acceptable alteration which would not cause harm to the significance (architectural and historic interest) of this grade II listed building. By extension they would also not cause harm to the character and appearance of the Shorne Village Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Subject to conditions the proposed works would protect the significance (i.e the architectural and historic interest) of this grade II listed building and as such Listed Building Consent is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	1st August 2022	Dated:	01 August 2022