



Delegated Report

Householder Planning Application

Planning Application No: 20210819

Location: 1 Manor Road Gravesend Kent DA12 1AA

Description: Alterations to existing facade including new awnings at first floor level, windows at ground floor level and new signage/tiling to exterior.

Applicant: Mrs S Bhatti

Site Visit Date: 15 October 2021

Submitted Documents/Plans

- Application form;
- Drawing no. 1MR Block – Site block plan;
- Drawing no. 1MRP02 – Exterior Elevations As Proposed;
- Drawing no. 1MR SITE – Site location plan;
- Heritage Statement; and
- 1MR facade proposal document.

Relevant Planning History

20200941 Erection of a single storey rear extension to provide new toilet facilities and containment of existing first floor residential flat.

Permitted 17/09/2020

20130166 Conversion of premises to a residential dwelling.

Permitted 20/05/2016

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- 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.

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

- King Street Conservation Area Character Appraisal (2009)]
- Management Plan – Gravesend Town Centre Conservation Areas (2009)

Informal Guidance

- GBC Shopfront design guidance notes

Planning (Listed Building and Conservation Areas) Act 1990

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

Consultees

GBC Conservation Architect

No response received.

Network Rail

No objections.

KCC Heritage

Defer to your Conservation Officer for advice and recommendations.

National Grid

No response received.

Neighbouring properties

06 surrounding properties were consulted and a site notice was also displayed. The overall consultation expiry date was 01 October 2021 – no responses received.

Officer's Analysis

The application site consists of a two storey detached building which was last in use as a public house but has been vacant for the last few years. The building is situated in the King Street Conservation Area.

The application consists of the following three elements;

- Retractable awnings above the five first floor level windows;
- Replacement timber windows at ground floor;
- Removal of existing green tiles and replacement with porcelain tiles

The principle consideration in the assessment of this application is whether design, character and appearance of the proposal would preserve or enhance the character and appearance of the King Street Conservation Area.

It should be noted that a new fascia sign is included in this planning application – this would require separate advertisement consent as it would be illuminated. The fascia signage will not be considered in this application which is for planning permission.

Awnings

GBC Design Sheet 6: Canopies, blinds and security states that many traditional shopfronts had retractable rollers blinds to protect goods from sunlight and to provide shelter for pedestrians and that in the past blinds were not used for advertisements purposes, whereas today many modern type of blinds are essentially seen as a means to increase advertising. They are alien and in many cases obtrusive feature in historic areas and are in general not acceptable on listed buildings or in conservation areas. It states that new blinds should be integrated with the design and construction of the shopfront and that they should be positioned below the fascia so as not to obstruct the view of the shop name and when retracted, should sit flush with the fascia. Also that new blinds should be fixed in a way that they do not conceal any key architectural elements of the shopfront. In this case the proposal is for five awnings – over each of the five windows at first floor level. They would therefore not be integrated with the design and construction of the shopfront. Each of the five blinds would have advertising on i.e. – the logo of the business and the words 'Manor Cocktail Club'. The windows would partially cover over architectural features of the building i.e. the first floor windows. There are no other examples of such awnings in the streetscene. It is therefore considered that the proposed awnings over the first floor windows would be an intrusive and incongruous feature which would be harmful to the character and appearance of this building and would not preserve the character and appearance of the King Street Conservation Area but cause harm to it.

Replacement windows

The existing windows are boarded up at ground floor but it appears they are not the originals and plastic. The proposal to replace the existing windows with timber windows would be acceptable subject to conditions to request joinery details, should permission be forthcoming.

Tiles

The frontage of the building is faced with original/period green tiles (in British Racing Green colour) at ground floor level and a rendered finish at first floor. An historic photograph of the building (although undated) shows the existing tiles in place:



Such green coloured tiles are a common feature found on buildings of the late Victorian and Edwardian period particularly the inside and outside of public houses at that time.

No. 1 Manor Road is identified as a positive building in the King Street Conservation Area Character Appraisal. The building is located in Character Area 3: Manor Road. The tiles are specifically mentioned in the appraisal 'Of particular note is the entrance to the road from the west, where the green tiled Manor Shades Public House leads the eye towards the first kink in the road where a few two storey 19th century buildings cluster on the southern side of the road.' It is stated that 'the quality and retention of original features is variable in Manor Road'. In listing the negative features in this Character Area of the Conservation Area it is stated that one such negative feature is the loss of architectural features, notably on refronted buildings'.

It is considered that the proposal to remove the existing green tiles from the ground floor frontage of the building which are original/period tiles and a key feature of this building and this part of the King Street Conservation Area and their replacement with modern porcelain tiles would not preserve the character and appearance of the King Street Conservation Area but would cause harm to it.

The harm identified from the proposed awnings and the removal of the existing tiling and proposed replacement tiles would be less than substantial. In such circumstances the NPPF (2021) at paragraph 202 states that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In the Heritage Statement it is stated by the agent that '...the front exterior will be improved made more desirable and rejuvenate this section along Manor Road. Furthermore, it is considered the proposal will improve the longevity of the property and its continued use as a viable business premises to ensure the parade remains open and a feature within the streetscene as intended. No specific comments are made in the statement in regard to the proposed awnings but in respect of the tiling it is stated:

'...the distinctive green tiling is deteriorating, cracked and damaged is by no means precious and is widely available. The proposals seek to enhance the character of the building and its prominent location with a fresh colour palette using more durable materials that work with the existing architecture.'

Further on in the statement it is stated '...outdated materials and undesirable colour palettes should not dictate the future of this property as it will continue to remain in its present state if a considered design approach is not undertaken to ensure the buildings longevity.'

The building, although not currently in use, was in use as a public house until its closure approximately three years ago. The frontage although essentially viewed by the applicant to be outdated and of an undesirable colour palette is the original/period frontage (notwithstanding modern replacement windows etc.). Whilst the frontage of the building including existing tiling is not to the taste of the applicant this does not justify the harm that would be caused by the proposal. In respect of any damage to the existing tiles these could be restored.

Great weight is to be given to the conservation of this designated heritage asset (paragraph 199 of the NPPF 2021) and it is considered there would be insufficient public benefit arising from the proposal to offset the identified harm or outweigh the special regard to be had to its preservation under the statute.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

As such on balance it is considered the proposed removal of the existing tiles on the building and their replacement with new tiles and the proposed awnings over each of the first floor windows would be harmful to the character and appearance of this building and the King Street Conservation Area and would not preserve it. As such this proposal is contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review (1994) and section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (2021).

Recommendation: Refuse

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

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	19th October 2021	Dated:	20 October 2021