

Design and Access Statement

In support of the Change of use of ground floor premises from a podiatry clinic (class E {e} use as at September 2020) to an office (class D1 use) Planning Application to the existing property known as :

24 The Hill, Northfleet, Gravesend, Kent, DA11 9EU

For Monitor Services Ltd



Prepared November 2020 by

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20/004

0. Contents

1. Introduction.....	1
2. Existing Site.....	1
3. Relevant Planning History.....	3
4. Conclusion.....	<u>4</u>

1. Introduction

This is the Design and Access Statement for a Change of Use planning application .

2. Existing Site

The existing site comprises an area of 1,500 m2 of land with a two storey building at the front along the Hill.

The site is in a Conservation Area.

The house is Listed. It is not in a surface water or flood risk zone.

The property is semi detached.



View fom High Street



Interior view 1



Interior view 2

3. Relevant Planning History and Policy

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24th July 2018. According to paragraph 48 of the NPPF decision takers can also give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- 3b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF

The Council is preparing a Local Plan.

The NPPF does not change the legal status of the development plan.

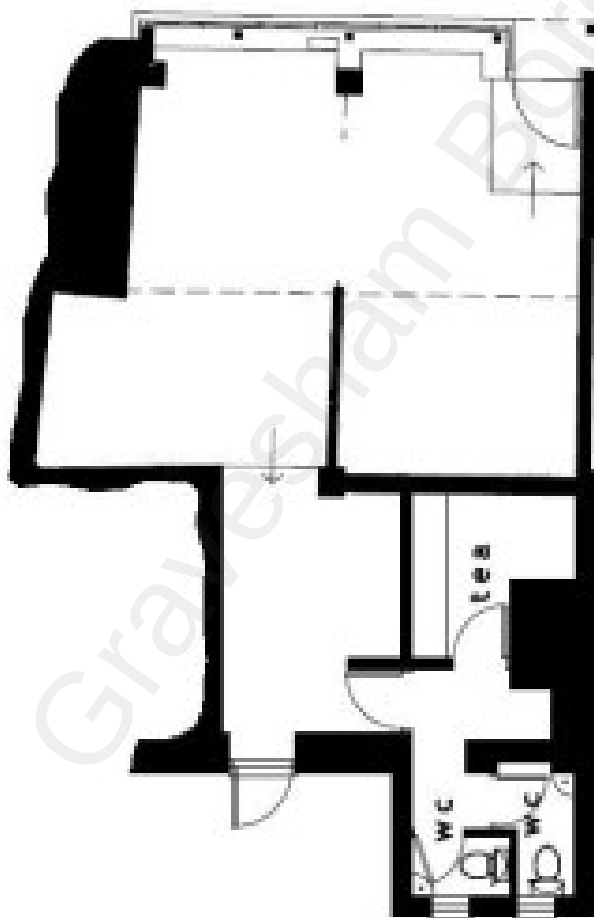
24 The Hill forms one half of a Grade II listed timber framed building, of 17th century origin, according to the listed building description. The proposed change of use confirms that there will be no alterations to the external appearance of the shop front and the Application submitted relates only to the ground floor of the building.

The Applicant offers a proposal that will make the best use of the shop front and ensure an active frontage, rather than one screened. The driver for the design proposals will avoid a dead frontage in the shop front area and allows the proposed change of use to offer a presence in the street.

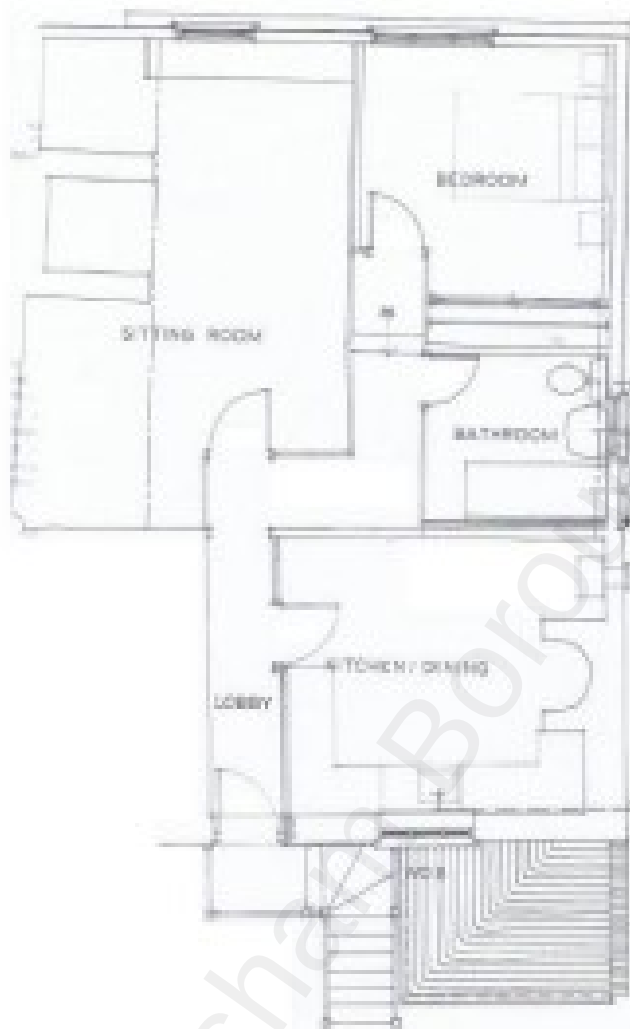
Analysis

No. 24 The Hill is a building in use as a Podiatry Clinic at ground floor with a flat above and is situated in The Hill local centre. It is a grade two listed building (under one listing with no. 25 The Hill) and is situated in The Hill Conservation Area. The listing description is as follows: One timber-framed, 2-storey building, probably 17th century. No 24 has ground floor facing brick with modern shop windows and door, first floor painted weatherboarding. No 25 has ground floor red brick with two 19th century doors and two 19th century casement windows. First floor rendered with 2 casement windows 19th century or earlier. Both roofs tiled: No 24 gable ended, No 25 hipped with gables. Chimney rebuilt recently. The issues in the consideration of this Application are the change of use, the impact on the architectural and historic interest of this grade II listed building and the character and appearance of The Hill Conservation Area, and impact on neighbouring properties and impact on parking and highway safety.

The building is located in The Hill local centre. Policy CS08 of the Core Strategy states that the Council will safeguard the retail character and function of existing and new centres by resisting development that would adversely affect their vitality and viability. The existing use is non-retail (it is a sui generis use as a Podiatry Clinic). There would therefore be no loss of retail. An office use on the ground floor will retain the vitality of the location



Ground Floor



First Floor

4. Conclusion

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting and to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended 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. National Planning Policy Framework (February 2019) • Section 2 – Achieving sustainable development

- Section 6 – Building a strong, competitive economy
 - Section 9 – Promoting sustainable transport
 - Section 12 – Achieving well-designed places
 - Section 16 – Conserving and enhancing the historic environment
- Supplementary Planning Guidance
- SPG 4 - KCC Parking Standards (2006)
 - The Hill, Northfleet Conservation Area Character Appraisal (2016)

It is considered that the proposal does not have a detrimental impact upon the neighbouring properties in accordance with the Local Plan.