



Delegated Report

Planning and Listed Building Consent Applications

Planning Application No: 20240363/64

Location: Natwest 29 - 30 King Street Gravesend Kent

Description: Removal of external signage and ATM and removal of internal bank related fittings.

Application for Listed Building Consent for the removal of external signage and ATM and removal of internal bank related fittings.

Applicant: The Royal Bank of Scotland

Site Visit Date: 10/05/2024

Submitted Documents/Plans

Application form;
Drawing no. SID24019-006-101 – Location & Site Plans;
Drawing no. SID24019-006-102 – Existing & Proposed Basement Flood GA Plans;
Drawing no. SID24019-006-103 – Existing & Proposed Ground Floor GA Plan;
Drawing no. SID24019-006-105 – Existing & Proposed First Floor GA Plan;
Drawing no. SID24019-006-106 – Existing & Proposed Second Floor GA Plan;
Drawing no. SID24019-006-107 – Existing & Proposed Third Floor GA Plan;
Drawing no. SID24019-006-108 – Existing & Proposed Elevation 1;
Drawing no. SID24019-006-109 – Existing & Proposed Elevation 2; and
Design, Access & Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230223	Replacement of existing external signage with new branded signage.	Consent	09.05.2023
20230222	Application for Listed Building Consent for the replacement of existing external signage with new branded signage and internal re-decoration.	Permitted	09.05.2023
20230071	Application for Listed Building Consent for the proposal comprising of the undertaking of sympathetic, like for like, maintenance repairs to the main and rear roof portions in order to address ongoing water ingress. Allowance has also been made to carry out repair and decorations works to the front and side elevations, in addition to internal reinstatement works to the second floor accommodation.	Permitted	24.03.2023
20180856	Application for Listed Building Consent for the installation of 3 customer information screens within the banking hall.	Permitted	31.01.2019

20170554	Application for Listed Building Consent for the proposed installation of new Cisco Wireless Access Points and associated fibre and copper cabling at basement, ground and first floor levels.	Permitted	03.01.2018
20150983	Display of new internal window merchandising comprising 1no. chevron and 3no. suspended banners on the King Street elevation.	Consent	19.11.2015
20150884	Application for Listed Building Consent for reconfiguration of existing branch to improve services and layout.	Permitted	19.11.2015
20040801	Application for Listed Building Consent for installation of tactile paving to the existing step to main entrance; regrading of pavement to provide level threshold to second entrance and attachment of new wall mounted light above ATM and nightsafe in Windmill Street.	Permitted	28.10.2004
20010728	Application for Listed Building Consent for alterations to the main entrance doors to no. 30 and replacement of existing disabled access doors and adjoining window to the front elevation of no.29.	Refused	08.11.2001
19910672	Application for Listed Building Consent for the formation of two new internal openings in the party wall at basement and ground floor levels in connection with the proposed extension of the Bank into 29 King Street.	Permitted	10.01.1992
19910492	Change of use of shop to Class A2 offices.	Permitted	19.09.1991
19870658	Application for Listed Building Consent for internal alterations at basement ground first second and third floor levels and elevational alterations in connection with the proposed rear extensions	Permitted	26.10.1987
19870657	Erection of extensions at the rear up to second floor level to form enclosed new staircase plant room stationery rooms and lift	Permitted	26.10.1987
19860954	Application for Listed Building Consent for alterations to the windmill street elevation to accommodate a service till facility	Permitted	08.01.1987
19860953	Alterations to the Windmill Street elevation to accommodate a service till facility	Permitted	27.01.1987
19840496	Application for Listed Building Consent for alterations to two windows on the rear elevation at second floor level	Permitted	24.07.1984
19840016	Application for Listed Building Consent for installation of handrails on the King Street entrance.	Permitted	12.03.1984
19780422	The installation of an internal staircase and the bricking up of an arched window at ground floor level	Permitted	27.07.1978
19750526	Alterations to windmill street elevation	Permitted	21.10.1975

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- 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 (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.

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works 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.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting 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 (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

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

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- National Amenity Societies

Neighbouring properties

20240363 - 15 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 20.05.2024 – no responses received.

20240364 – Site and press notices - overall consultation expiry date was 20.05.2024 – no responses received.

Officer's Analysis

The application site consists of a four storey building in use as a bank which is situated on the corner with King Street and Windmill Street and constructed in 1889. It is grade II listed and situated in the King Street Conservation Area.

The proposal is for the removal of internal and external banking related fittings. This is being proposed as the bank is stated to be closing on 14 August 2024 and will no longer be used as a bank in the future therefore to ensure it is ready for timely reoccupation by an a new occupier once the bank has vacated.

The principle consideration in the assessment of this application is whether the proposal would protect the significance of this grade II listed building and whether it would preserve the character and appearance of the King Street Conservation Area.

The building has had a number of internal and external alterations since becoming a bank as evident from the relevant planning history.

The removal of external and internal features would be as follows:

Externally

- Removal of all external signage and infill of fixing holes with stonework dust to match the existing elevation. This would be the two fascia signs on the King Street elevation and the projecting sign on the Windmill Street elevation; and
- Removal of 1no. ATM on the Windmill Street elevation and infill with stonework to match the existing elevation.

Internally

- Removal of automated banking machines;
- Removal of loose furniture and fittings;
- Removal of racking and fixed furniture;
- Removal of existing internal marketing material; and
- Removal of all other banking-related fittings and fixtures.

The proposed external works are all acceptable as they would result in the removal of modern additions in the form of advertisements and an ATM. The holes left over from their removal would be infilled sympathetically with stonework dust to match the existing stonework for the advertisement fixing holes and stonework to match the existing stonework for the ATM hole.

Internally the automated banking machines would be removed from modern partitions and so there would be no impact on any historic fabric and the other internal alterations relate to the removal of modern furniture such as tables, chairs, cabinets, welcome panel and shelving for which there would be making good if required.

Overall, the proposal would remove modern features from the building and there would be no loss of historic fabric. The resultant gaps from the removal of the advertisements and the ATM would be dealt with sympathetically. The removal of the modern furniture and fixings internally would cause no impact to any historic fabric. The proposal would therefore protect the significance of this grade II listed building and by extension would also preserve the character and appearance of the King Street Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the significance of this grade II listed building and preserve the character and appearance of the King Stret Conservation Area. The proposal is therefore compliant with local and

national planning policies.

Recommendation:

20240363 – Permission

20240364 – Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	12th June 2024	Dated:	13th June 2024