

Delegated Report

Listed Building Consent

Planning Application No: 20250384

Location: 3 Berkley Crescent Gravesend Kent DA12 2AD

Description: Application for Listed Building consent for internal alterations including installing stud walls to create en-suite bathrooms with the installation of services, water supplies, drainage and ventilation to the new bathrooms with services run through floor voids and in above ceilings to the rear wall. Metal external covers, painted black, will be installed to new ventilation openings.

Applicant: Mr T Jandoo

Site Visit Date: 25th February 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. 25/466/01 – Existing Survey Plans;
Drawing No. 25/466/02 – Proposed Plans and Elevations;
Design and Access Statement;
Heritage Statement; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20031059	Conversion of existing dwelling into two self-contained flats.	Permission	27.01.2004
19960075	Application for Listed Building consent for internal alterations and general external repairs in connection with the partial conversion of premises into a residential	Permission	27.03.1996

	dwelling.		
19950757	Change of use of the ground, 1st and 2nd floors of no. 3 and the 2nd floor and part of the 1st floor of no. 2 from offices into a residential dwelling.	Permission	08.01.1996

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

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 (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)
- Harmer Street Conservation Area Character Appraisal
- Management Plan – Gravesend Town Centre Conservation Areas Management Plan

Consultations, Publicity and Representations

Consultees

GBC – Conservation

This is all in line with site the meeting. No adverse comments.

Neighbouring properties

The application was advertised by the displaying of a site notice and newspaper advert with an overall expiry date of 5th June 2025. No comments have been received.

Officer's Analysis

The application site consists of a three storey building plus basement, in Berkley Crescent which is located either side of Harmer Street. The building currently in use as a single residential dwelling. The property is Grade II listed and situated in the Harmer Street Conservation Area. The listing description is as follows:

Entry Name: 1-9, Berkley Crescent
Listing Date: 3 July 1975
Grade: II
Source: Historic England
Source ID: 1341492
English Heritage Legacy ID: 356334

ID on this website: 101341492

The crescent is part of the Milton Park Estate designed by the Brighton Architect, Amon Henry Wilds in 1830-35. There was originally intended to be another crescent facing it on the south side of Milton Road. 2 blocks of 5 houses each separated by Harmer Street. No 10 has been merged in No 9. 3 storeys 10 windows to the curved face of the east block and 11 windows to the curved face of the west block. Nos 5 and 6 have 4 windows each facing Harmer Street, No 1 has 3 windows in its flat front facing Milton Road and No 9 has 2 windows similarly. The houses are faced with brown brick, the ground floor stuccoed. Painted cornice and parapet. Slate roof. Glazing bars intact above the 1st floor. Originally there was a projecting stuccoed colonnade along the ground floor with iron balcony above for the whole length of both blocks, but this only remains at Nos 4 and 5. All except Nos 4, 5 and 8 have had modern shopfronts inserted. When this colonnade was complete the Crescent must have been very similar in character to Decimus Burton's Calverley Park Crescent at Tunbridge Wells.

The proposal is for Listed Building consent for internal alterations including installing stud walls to create en-suite bathrooms with the installation of services, water supplies, drainage and ventilation to the new bathrooms with services run through floor voids and in above ceilings to the rear wall. Metal external covers, painted black, will be installed to new ventilation openings.

Photo of Building

As the property is a grade II listed building, Section 16 of the National Planning Policy Framework (NPPF) (2024) is relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 210 is of particular relevance and states that in determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS20 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (LPFR) (1994) are also relevant. Policy CS20 (LPCS) places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC2 (LPFR) sets out the Council's approach to applications affecting listed buildings. It states that in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The proposals are limited to internal changes to create en-suite rooms within the existing bedrooms, or other rooms to be used as bedrooms. The works would be timber to create new walls and would not affect in the long term the floorboards, ceilings and walls, including the original picture rails and cornicing.

Due to the nature and design and overall extent of the works, they can be taken out and the rooms returned back to their current condition.

As such, the proposed internal works are considered to be reversible and would not have an overall detrimental impact on the fabric of the Listed Building.

Secondary glazing has already been installed to the front windows and the proposal includes their overhaul and retention.

Therefore, the proposal does not cause any permanent harm to the Listed Building and is in accordance with saved policy TC2 (LPFR), Policy CS20 (LPCS) and Section 16 of the NPPF (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'.

The proposed works are for internal alterations only and would provide en-suite facilities with ventilation systems for each bedroom. The bedrooms would still have adequate space and access to natural light and outlook to protect the amenity of future occupiers. The proposal would therefore be in accordance with Policy CS19 (LPCS).

Conclusion

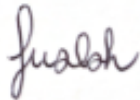
The application has been fully considered and is in accordance with local and national planning policy.

The proposed works are considered modest and acceptable and would not harm the historic fabric of the building and is recommended for approval, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	19th June 2025	Dated:	20 June 2025