

44 The Terrace, Gravesend, DA12 2BJ.

Former Crown & Thistle Public House.

Heritage Statement

Planning and Listed Building Application for a change of use and alterations to create a 6 bedroom HMO.

Introduction

The property was formerly a public house and seems to have been known under two names, The Crown and Thistle and The Rose and Thistle.



The property is Grade 11 Listed and within Harmer Street Conservation Area.

The property is described in conjunction with No 45 The Terrace as a pair of mid C19th, 3 storey buildings, stucco rendered, 1 sash each with some glazing bars intact. Later shop fronts with 42 to 45 and The Terrace Tavern forming a group.

The building was originally built to be a house as were the other 3 adjacent buildings. Later in about 1859 it became a public house with the publicans flat above. The building was extended a number of times at the rear. The planning records record changes made in 1949, 1981 and 1988.

We understand that in 1981 changes were made enlarging the rear extension and therefore the area of the building sought to be altered by part demolition in order to create a small light well is a fairly recent extension. Also the rear extension, which extends from the original rear wall of the building as indicated by a steel column and the remaining brick section of the wall. We believe there was a window between the east wall and brick column originally so the creation of a light well can restore this arrangement.

The building has been empty for 7 years. There is some damage to the pub frontage and window and deterioration to external joinery and the decorative condition but, so far, the building has been lucky to escape greater effects of the winter weather being unheated and not looked after.

Impact of the works.

The light well position is in the single storey flat felt roofed rear extension. There is nothing attractive or historic about this part of the building. Therefore, the demolition of part of this extension and creation of a light well is not going to negatively impact on the listed building.

The positive effect of these works and the change of use is that it provides the opportunity to put the building into repair and to restore the sash window to the rear that have been replaced with UPVC profile. The building has no viable future as a public house or in commercial use. The only interest in the building is from investors looking at residential uses.

After 7 years of being vacant and at risk, this statement seeks to put forward that the proposed use as an HMO provides the economic viability to restore and keep the building in repair and we believe this change should be supported to safeguard the building from decline.

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