



Delegated Report

Planning Application

Application no: 20211242

Location: Gravesend Railway Station Rathmore Road Gravesend Kent

Description: Application for Listed Building Consent for the installation of a train information display on platform 2.

Applicant: Govia Thameslink Railway Limited

Site Visit Date: 7th February 2022

Submitted Documents/Plans

Planning Application Form received 7th October 2021;
Covering Letter received 7th October 2021;
Design & Access Statement received 7th October 2021;
Drawing No. 6300.14(00)01 P5 – Site Location Plan received 14th December 2021;
Drawing No. 6300.14(00)02 P2 – Existing Site Plan and Elevation received 14th December 2021;
Drawing No. 6300.14(00)03 P2 – Existing Section, Elevation received 14th December 2021;
Drawing No. 6300.14(02)02 P3 – Proposed Site Plan, Elevation of CIS Screen received 14th December 2021;
Drawing No. 6300.14(02)03 P3 – Proposed Section, Elevation of CIS Screen received 14th December 2021;
Drawing No. 24659Z-A 1/4 – Gallows Top Section Detail received 14th December 2021;
Drawing No. 24659Z-A 2/4 – Gallows Top Section Detail received 14th December 2021;
Drawing No. 24659Z-A 3/4 – Gallows Top Section Detail received 14th December 2021; and
Drawing No. 24659Z-A 4/4 – Gallows Top Section Detail received 14th December 2021.

Relevant Planning History

There have been various proposals for applications on this site, but none of them are specific to this application.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS05 – Gravesend Town Centre Opportunity Area
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Building
- 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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Management Plan – Gravesend Down Centre Conservation Areas (2009)
- Darnley Road – Conservation Area Appraisal (2009)
- King Street - Conservation Area (2009)
- Upper Windmill Street – Conservation Area (2009)

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.

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 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.

Consultations, Publicity and Representations

Consultees

National Amenity Societies

No comments received.

KCC – Heritage Conservation (E & W)

No comments to make on archaeological matters.

GBC – Conservation Officer

No comments received.

Neighbouring properties

A site notice and press notice undertaken with an overall expiry date of 28th January 2022. No comments received.

Officer's Analysis

The application site is a Grade II listed building situated in Gravesend Town Centre, adjacent to the Darnley Road, King Street and Upper Windmill Street Conservation Areas.

The principal issue for consideration is:

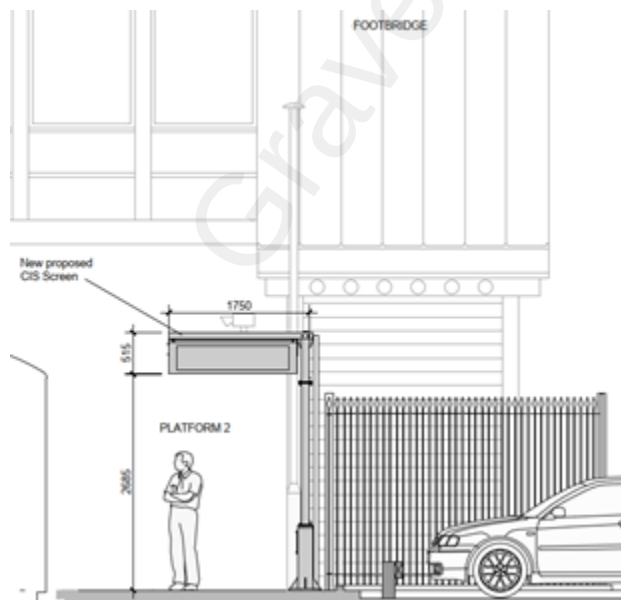
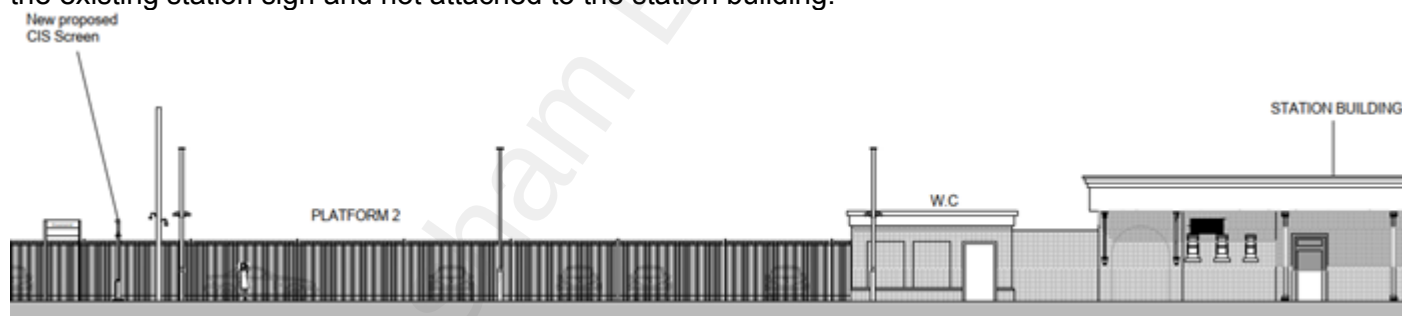
- Whether the proposal would protect the architectural and historic interest of this Grade II listed building.
- Impact on the adjacent conservation areas.

The work for which permission is sought is for the installation of a train information display on platform 2.

Photo of Platform 2 from Station Car Park



As the photo shows, platform 2 and station as a whole has various lighting and information signage and displays. The proposed signage would be a free-standing digital display and would be located alongside the existing station sign and not attached to the station building.



The proposed signage would be freestanding and located approximately 38m from the station building and as such would not result in a detrimental impact on the Grade II listed building. There is minimal signage on this part of the platform and as such the proposed digital display would not result in visual clutter. Whilst the site is located within close proximity to surrounding conservation areas, it is not itself within the conservation areas. However, the location of the station, together with the proposed signage would not result in a negative impact and would therefore, preserve the character and appearance of the Darnley Road, King Street and Upper Windmill Street Conservation Areas.

In respect of character, appearance and heritage it is therefore considered the proposal is compliant with Policies CS19 and CS20 of the Local Plan Core Strategy and saved Policies TC2 and TC3 of the Local Plan First Review.

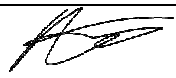
Other Issues

No impact on Archaeology.

Conclusion & Recommendation

Subject to conditions the proposed works are considered to be sympathetic and would not cause harm to the architectural and historic importance of this Grade II listed building or the Darnley Road Conservation Area. As such in this respect the proposal is considered compliant with Policies CS19 and CS20 of the Local Plan Core Strategy, saved Policies TC2 and TC3 of the Local Plan First Review and Section 16 of the NPPF (2021).

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	7 th February 2022	Dated:	7th February 2022