



Delegated Report

Householder Planning Application

Planning Application No: 20250866

Location: 1A - 1B Wellington Street Gravesend Kent DA12 1JA

Description: Alterations to the front facade, replacement of windows, installation of an additional door to provide separate access to the commercial and residential units, and removal of internal walls within the shop area to create an open-plan commercial space.

Applicant: Mrs Veerpal Kaur

Site Visit Date: 04 December 2025

Submitted Documents/Plans

Application for Planning Permission form;
Drawing no. 001 Rev. A Site location plan and existing and proposed block plans;
Drawing no. 002 Rev. A Existing ground and first floor and proposed ground floor layouts;
Drawing no. 003 Rev. B Existing and proposed elevations;
Drawing no. 004 Rev. B Proposed door detail;
Planning, Design & Access Statement August 2025; and
Explanation of the application received 13 October 2025.

Superseded Documents/Plans

~~Drawing no. 003 Rev. A Existing and proposed elevations; and~~
~~Drawing no. 004 Rev. A Proposed door detail.~~

Procedural Issues

Following comments from the GBC Conservation Officer, the design of the proposed door was amended. This amendment was subject to additional consultations with the GBC Conservation Officer.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150870	***REVISED DESCRIPTION/REVISED PLANS*** Part conversion of existing A1 use to be changed to C3. Part of A1 shop with associated storage retained and creation of internal fire lobby added to access A1 and C3.	Permitted	28.07.2016
19870875	Change of use of the front part of the ground floor from workshops to a retail shop in connection with the existing use of the rear part of the property as a workshop and installation of a new shopfront	Permitted	16.11.1987
19820402	Section 53 determination as to whether planning permission is required for use of premises as a workshop	Certificate Granted	04.08.1982

	for the restoration of furniture with ancillary storage of furniture and material		
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Development Plan

Gravesham Local Plan Core Strategy (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)

- TC3 – Development Affecting Conservation Areas

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.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Milton Place Conservation Area Character Appraisal (2009)

Consultations, Publicity and Representations

GBC Conservation Officer

Comments received 18 December 2025:
No further comment.

Comments received 09 December 2025:
The revised drawing 03 rev B is acceptable and all new joinery for the external alterations should match existing. Regarding the obscured glass it would be advisable to ensure this is taken into account by the applicant.

Comments received 05 December 2025

Regarding obscure glazing, an etched pattern would be acceptable (example provided) and the pattern type could be conditioned.

Comments received 28 November 2025:

The new door to the flat should match those to the main retail unit with a glazed arch and panelled lower portion to line through with the shop front stall riser. Other than this no adverse comments.

GBC Environmental Protection Team (Regulatory Services)

The proposal will remove the internal lobby between the commercial and the residential premises. In addition, the retail part of the store is extending towards the rear of the building which will overlap with the living room of the flat. This is an old building, and the party/dividing wall may not be particularly well built and therefore the alterations may result in noise from the retail store being audible in the flat. Whilst the current retail use is not likely to be particularly noisy, a different retail use could take occupation in the future.

Therefore, to address this, the following is recommended:

Internal noise:

Prior to the works commencing, a sound insulation assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority. The Assessment shall include details of the assessment methodology and the sound insulation performance of the partition between the commercial and residential.

The sound insulation performance of partitions between the different uses, shall resist the transmission of airborne sound and impact sound to demonstrate that the minimum levels stated in the Building Regulations are capable of being complied with. The assessment will also include details of any proposed works to achieve these levels.

The construction that separates the residential and commercial unit shall aim to resist the transmission of airborne sound such that the weighted standardised difference (DnT, W + Ctr) shall not be less than 53 decibels (i.e. an enhancement of the minimum levels stated in the Building Regulations of 10dB). The assessment will also include details of any proposed works to achieve these levels.

Any works identified being required in order to achieve these minimum levels shall be implemented and evidence provided (if necessary, by way of a further sound insulation assessment report) for approval by the Local Authority prior to first occupation. Overheating and ventilation must also be considered in the design of any mitigation.

GBC Commercial Team (Regulatory Services)

No objection in principle. The following comments are made for the information of the applicant.

Food Safety Comments:

I note that the commercial space is not currently used as a food business. However, if this was to change it is a requirement under Article 6(2) of Regulation 852/2004 that food business operators register their establishments with the appropriate competent authority (in this case GBC Environmental Health) at least 28 days before food operations commence. Registration is via the Gravesham Borough Council website www.gravesham.gov.uk/food-safety

Lavatories must not lead directly into rooms in which food is handled, stored or prepared. There should always be an intervening ventilated space between toilets and food rooms. Food should not be stored in that space. The proposed ground floor plan of the commercial area shows a WC and WHB next to a "store" which may not be separated by a ventilated lobby. The plan certainly doesn't show a door to separate the WC from the store area.

Health and Safety:

The commercial space would be fall to Gravesham Borough Council (GBC) Environmental Health for health and safety enforcement. The applicant must ensure that these premises comply fully with the Health and Safety at Work (etc) Act 1974 and all relevant regulations made there under. For information and advice on health and safety matters check out the HSE website www.hse.gov.uk or contact the Environmental Health team on commercialhealth.admin@gravesham.gov.uk

Neighbouring properties

The application was publicised by a site notice, newspaper advertisement and to 13 neighbouring properties by letter. No representations have been received. The overall consultation period expired on 17 December 2025.

Officer's Analysis

Background

The application property currently operates as a mixed use, retail and residential unit under planning permission 20150870 (granted on 28 July 2016). The proposed development would retain the existing use but with some internal and external alterations to the building.

Design, Character and Appearance

The application site is located in the Milton Place Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the of the Gravesham Local Plan First Review (1994) are relevant and special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area, as set out in Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy CS20 of the Gravesham Local Plan Core Strategy September 2014 places a high priority on the preservation, protection and enhancement of its heritage and historic environment. Saved Policy TC3 of the Gravesham Local Plan First Review 1994 sets out that development within or affecting conservation areas will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

In terms of general design, Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The proposed development would replace an existing window in the front façade of the building with a part glazed and part wooden door, which would create separate entrances to the existing residential accommodation and the existing commercial unit. In addition, internal walls would be removed in order to create a more open plan retail area, within the existing commercial unit.

The application property is a key unlisted building in the Milton Place Conservation Area and no.1 Wellington Street is specifically described in the Conversation Area Character Appraisal document as;

A surviving small service or industrial building that is now in commercial use. The dainty cast iron windows, cornice and fanlight above its first floor door are intriguing additions to this modestly sized building which could have served as a stables or workshop servicing the stagecoach route than ran close by.

Key unlisted buildings are those of townscape merit, which make a positive contribution to the special interest of the conservation area.

The GBC Conservation Officer initially raised concerns regarding the proposed door design but following an amendment to the proposal, he does not raise any objection and requires the imposition of a condition

requiring all new joinery for the external alterations to match existing.

The proposed external alterations would match with the original shopfront design and as such, would not be detrimental to the character or appearance of the existing building. Internally, the proposed open plan nature of the retail use would be beneficial to the commercial occupier and would not affect the character or appearance of the application property.

Overall, the proposed development would protect the character and appearance of the existing building and the Milton Place Conservation Area. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review (1994).

Amenity of Future Occupiers

The proposed development would not alter the size of the existing residential accommodation at the application site but would remove a lobby that currently provides a buffer between the dwelling and the commercial unit. As such, there is the potential for adverse noise impacts to the residential occupiers.

The GBC Environmental Protection Team (Regulatory Services) advise that the application property is an old building and that the party/dividing wall may not be particularly well built. Therefore, they consider that the proposal may result in noise from the retail unit being audible in the flat. They suggest that whilst the current retail use is not likely to be particularly noisy, a different retail use could take occupation in the future and that to mitigate any adverse noise impact, they require the imposition of a pre-commencement sound insulation condition.

It is noted that the applicant has agreed to the imposition of the suggested pre-commencement sound insulation condition.

The front room of the residential unit would be amended by the relocation of an entrance door. It is noted that this room has a partially glazed front elevation and that the proposal would retain this situation, by providing a partially glazed entrance door. Therefore, there would be no significant change to the living conditions for future residents in terms of privacy.

The retail area would be subject to internal reconfiguration, creating a more open plan layout. No change to the existing hours of operation is proposed. For clarity and to account for the amended layout, any planning permission granted should re-state the existing hours of operation.

Provided that the pre-commencement and hours of operation conditions are attached, then the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings. As such, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

The application site is located within the Gravesend Town Centre Opportunity Area and as such, Policy CS05 of the Gravesham Local Plan Core Strategy (2014) is relevant. Policy CS05 states that the Opportunity Area will be the principal focus for town centre related economic and social activity in the Borough and that this will be achieved by consolidating the existing retail area and encouraging a mix of employment and residential uses (amongst other things). Where commercial and residential uses are in close proximity, it highlights that a satisfactory living environment must be achieved.

The proposed development would support an existing retail and residential use, within the town centre and

would not be detrimental to the living conditions of future occupiers. As such, the proposal would be in line with Policy CS05 of the Gravesham Local Plan Core Strategy (2014).

The comments of the GBC Commercial Team (Regulatory Services) are acknowledged and can be drawn to the attention of the applicant by way of an informative on any planning permission granted.

Suggested Conditions

Time limit

Development in accordance with the plans

Pre-commencement sound insulation assessment and mitigation method(s)

All new joinery for the external alterations should match existing

Hours of operation

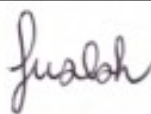
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	18 December 2025	Dated:	19 December 2025