

Satnam Gill of Kite Holdings Ltd

FORMER CROWN & THISTLE PUB, 44 THE TERRACE, GRAVESEND, DA12 2BJ

Heritage Statement

Project Ref: FL12430

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Satnam Gill of Kite Holding Ltd to produce a Heritage Statement (HS) in support of a listed building consent and planning application at the Former Crown & Thistle Pub, 44 The Terrace, Gravesend, DA12 2BJ (hereafter referred to as the subject property). The subject property is located within the administrative boundary of Gravesham Borough Council .
- 1.1.2. The scheme is for the conversion of the former pub into an HMO. A recent planning and LBC application were refused on the basis that the proposals would result in unsympathetic alterations to the listed building and that insufficient information was provided with the application.
- 1.1.3. The subject property is a statutorily grade II listed building situated in the Harmer Street Conservation Area. As such, this report has been produced to provide a significance assessment of the heritage assets that may be impacted by the development proposal. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England Conservation Principles (2008). The report provides a heritage impact assessment in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2023) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains).
- 1.1.4. A site visit was conducted on 6th October 2023 to analyse the site and to ascertain whether the proposed works will affect the significance of the listed buildings or the character and appearance of the conservation areas. Consideration has been given to the features which contribute to the special interest of these assets and their settings.
- 1.1.5. For full details of the subject property and the proposed scheme, reference should be made to the plans and documents produced by Synergy.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage asset that may be affected by the scheme;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - assess the impacts upon the significance of the asset(s) arising from the scheme,
 - assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 METHODOLOGY AND SOURCES

- 2.1.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2023) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.
- 2.1.2. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:
 - The Planning (Listed Building and Conservation Areas) Act 1990
 - National Planning Policy Framework (NPPF), 2023
 - Planning Practice Guidance (PPG)
 - Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
 - Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
 - Local Planning Policy and Guidance
- 2.1.3. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land

		use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The client	Planning data	Drawings of the existing and proposed.

2.2 DEFINITION OF HARM

- 2.2.1. Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 207 of the NPPF states that:
- 2.2.2. *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'*
- 2.2.3. Paragraph 208 of the NPPF states that:
- 2.2.4. *'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'*
- 2.2.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.2.7. *'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'*
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 2.2.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.2.9. *'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard*

to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

- 2.2.10. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property, and, where relevant, heritage assets beyond the subject property.
- 2.2.11. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

3 THE SUBJECT PROPERTY AND SITE

3.1 SITE LOCATION AND CONTEXT

- 3.1.1. The former Crown and Thistle Pub is situated centrally within Gravesend, a historic riverside town located in the north of Kent and on the south side of the River Thames, approximately 8km south-east of the Dartford Crossing. The subject property is located within the administrative boundary of Gravesham Borough Council.
- 3.1.2. The subject property is situated within an irregular terrace of 19th century buildings, 100m to the south of the historic Royal Terrace Pier entrance and is located within the Harmer Street Conservation Area. The Terrace is an historic street which extends 320m east-west from the Gravesend Promenade to Crooked Lane which is lined today with an eclectic mix of residential developments comprising blocks of flats, dating from the 20th and 21st centuries, and Victorian terraces.
- 3.1.3. The immediate setting of the subject property is thus characterised by a tight urban grain of high-density housing, with historic ground floor commercial units (now mostly redundant). There is a diverse mix of building types in the immediate area provided by the piecemeal construction of The Terrace and Harmer Street over the last 300 years. However, the area predominantly comprises residential development of 19th century provenance.



Figure 1: Location of the subject property (©Historic England, 2024).

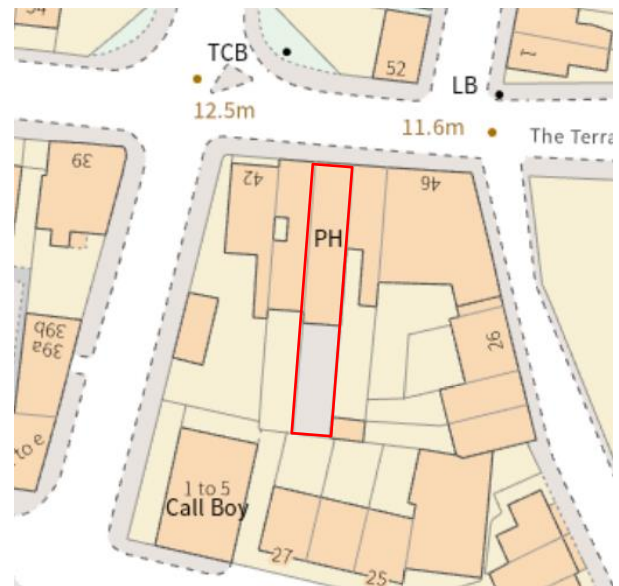


Figure 2: Block plan of the subject property (©Historic England, 2024).

3.2 SITE DESCRIPTION

- 3.2.1. The subject property is a mid-19th century building, and forms part of an irregular terrace of five properties divided between long narrow plots, which are designated (grade II) for their group value. The subject property is situated within the middle of the terrace and is one bay wide and three-storeys in height with a ground floor timber pub frontage. The first and second floors are rendered, with a single 8/8 timber sash window on each floor. The properties either side of no.44 follow a similar architectural language, however no.43 to the west of the subject property is

double-storey. The rear of the subject property has been altered extensively, with successive double and single storey rear extensions elongating the narrow planform of the property.

- 3.2.2. The subject property was in use as a public house until 2015, and has been vacant since. Internally, the ground floor is two rooms deep with a single storey 20th century extension; the internal wall and rear wall have been removed at some point post construction to provide an open plan footprint. The internal layout of the pub has been subject to a late 20th century refurbishment, with a fitted bar to the western side of the ground floor and décor such as replica wainscotting and brick fireplaces. The property is now suffering from a lack of maintenance and is in need of occupation to preserve the special interest of the listed building.



Figure 3: Front (north) elevation of the subject property with no.45 The Terrace to the left



Figure 4: Rear elevations of nos. 44 and 45 (view looking north).



Figure 5: North elevation of 42-46 The Terrace.



Figure 6: Rear (south) elevations of nos. 42-44 The Terrace.

3.3 PLANNING HISTORY

- **19490575.** Womens w.c. and store. Application Permitted. Tue 02 Aug 1949.
- **19850337.** Change of use of part of 1st floor from residential to quiet lounge clubroom. Application Refused. Fri 19 Jul 1985.
- **19880602.** Application for Listed Building Consent for the refurbishment of the front elevation, replacement of the roof tiles and elevational alterations in connection with the erection of a single storey rear extension. Application Permitted. Mon 31 Oct 1988.
- **19880601.** Erection of single storey rear extension to form toilet accommodation and internal alterations to form enlarged bar area. Application Refused. Mon 31 Oct 1988.
- **20230649 and 20230648.** Application for Listed Building Consent for the change of use from Public House with flat above to a 6 bedroom House of Multiple Occupation (HMO), with part demolition of the single storey rear extension, erection of a bin store in the rear garden, replacement of the UPVC window in the rear elevation at second floor level with a timber sash window and associated internal and external alterations. Application Refused. Thu 17 Aug 2023.

3.4 HISTORICAL BACKGROUND

- 3.4.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 3.4.2. Gravesend lies to the north of Springhead, a Roman site known as Vagniacae, which is situated on the old Roman road (Watling Street) between London and the Kent coast. Gravesend is recorded in the Domesday Survey (c.1086) as an agricultural estate under ownership of Odo of Bayeux. The name 'Gravesend' itself derives from *Gravesham*, which means 'graaf-ham' (or bailiff to the Lord of the Manor).

- 3.4.3. Gravesend's subsequent development in the medieval period centered around its proximity to the River Thames. Due to the easy access of produce granted by trade on the river, a market was established in the 13th century, making it one of the oldest market towns in Britain. During the Hundred Years War in 1380, the Castilian Fleet sacked and destroyed most of the town. As a result, Richard II granted Gravesend the exclusive right to ferry passengers to London. This soon became one of the preferred forms of passage into London due to the dangers induced from travelling by road, and precipitated the growth of Gravesend as a maritime centre.
- 3.4.4. By the end of the 14th century, the High Street and Queen's Street had been established in Gravesend, with many inns and public houses erected along the streets as a result of its expansion in the following centuries. Gravesend's first town hall was constructed in 1573, however in 1727 a fire destroyed the majority of the buildings in the town. By the end of the 18th century Gravesend was recorded with nine streets, The Terrace being one, and a population of 4,000. The New Tavern Fort, located 140m east of the subject property, was also constructed at this time in defense against the threat of French invasion.
- 3.4.5. The High Street remained the commercial centre of Gravesend until the 20th century. The population grew rapidly following the construction of Gravesend and Rochester railway in 1845, and by the 1850s the population was over 16,000. Industry also grew as a result, with many more small traders working in the town, and the Royal Terrace Pier opened in 1842. The subject property is first referenced in 1849, although it does not appear in the census until 1881 when it is described as a beer shop, in 1901 as a beer house and 1911 as a beer retailer, so was not annotated as a public house on the OS maps. A full license to operate as a public house serving alcohol other than beer was not granted until 1953.
- 3.4.6. Despite industry continuing to grow along the north shore of the Thames in the 20th century, Gravesend remained a small market town. The closure of the Town Pier in 1969, as well as the ferry service to London, meant the river no longer provided a revenue for the town, and consequently, the commercial centre moved south from the High Street to King Street and New Road. The subject property itself has been altered extensively, with several rear extensions (planning ref: 19880602).
- 3.4.7. According to a planning application dated 1988 (GR/88/601 and GR/88/602X), there was extensive fire damage to the subject property in 1981, whereupon the building was repaired and refurbished. A ground floor extension was built in 1985 to extend the bar area by 20m², which was extended again as part of the 1988 application. A change to the front elevation (which replaced the window and tiles) and a new roof were also approved at this time. It is most likely that the current fixtures and fittings therefore date from the 1980s.
- 3.4.8. The subject property continued as a pub into the 21st century; it closed in 2011 and reopened, but closed again in 2015 and has remained vacant since. The pub to the south of the subject property was reconstructed in 1953 (see maps below), and was recently converted into residential use (planning ref: 20210023).

3.5 MAP PROGRESSION

- 3.5.1. The following section will review the subject property and its evolution over time based on available map-based evidence. The approximate position of the subject property is identified with a red dot or is circled in red on the following maps.

Tithe Map 1842

The subject property has been established by this time, which corresponds to its list entry construction date of mid-19th century. However it's likely that it wasn't purpose-built as a pub, which is not recorded as opening until 1849.



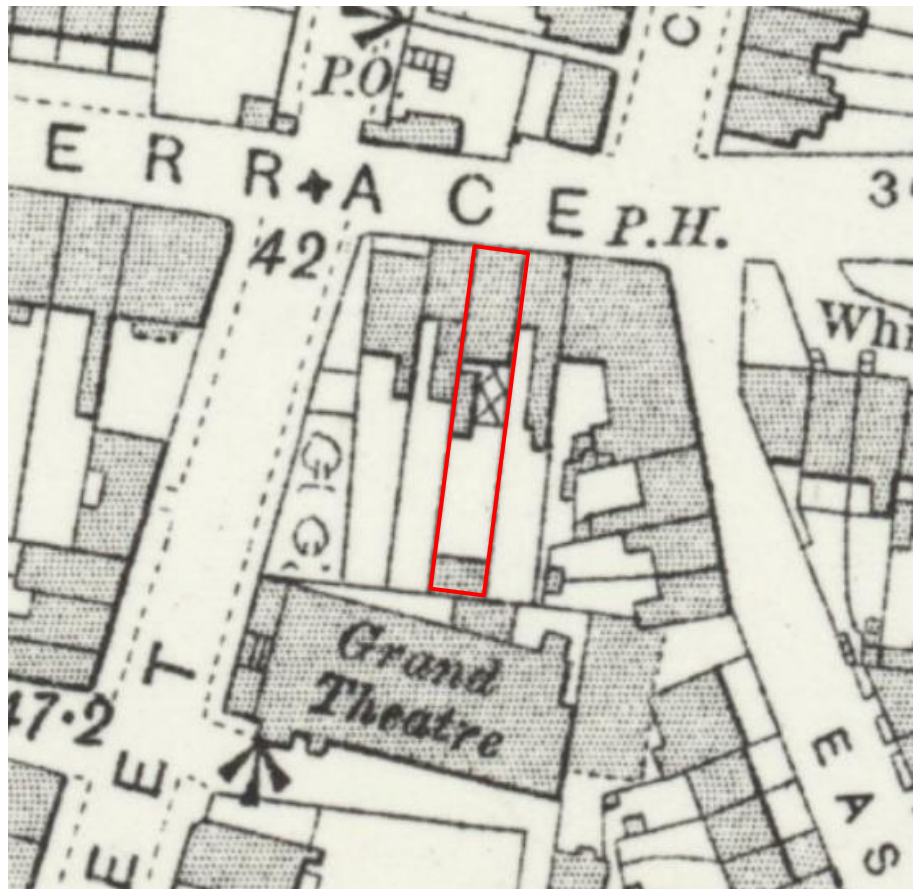
Gravesend - Kent X.7.7; Surveyed: 1863, Published: 1866

A more detailed map shows the subject property within a terrace between the Electric Telegraph Office and the Terrace Hotel to the east and residential houses to the west. The subject property is not indicated with a P.H. as it was operating as a 'beer shop' rather than a pub at this time. A number of extensions have been constructed to the subject property and to all of the buildings within the terrace, which also have outbuildings at the end of their gardens.



Kent X.7; Revised: 1907,
Published: 1909

The subject property has been extended again with a glazed structure to its rear. The Terrace Gardens to the north of the subject property have been developed. The Terrace Hotel to the east is now annotated as a public house.



Kent X.7; Revised: 1936 to
1937, Published: 1938

Little has changed since the
previous survey, however the
demand for public houses
has led to the theatre to the
south being converted into a
Public House.



Satellite Image 2024
(©Bluesky, Google Earth).

This image shows the subject property in more detail, with the large 1980s extensions to the rear.



4 STATEMENT OF SIGNIFICANCE

4.1 ASSESSING HERITAGE SIGNIFICANCE

- 4.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 4.1.2. A heritage asset is defined in the NPPF (Annex 2) as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (i.e through local listing).'
- 4.1.3. The framework (NPPF Annex 2) goes onto define significance as, 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 4.1.4. Following Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008), significance can commonly be derived from five areas:
- **Evidential Value:** this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
 - **Historical Value:** this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - **Aesthetic Value:** derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal Value:** this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
 - **Setting:** the setting of a heritage asset is defined in the NPPF as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' Setting is not an asset in itself.

4.2 SUMMARY OF HERITAGE ASSETS

- 4.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 4.2.2. Six heritage assets have been identified as having the potential to be affected by the proposed scheme. They comprise:
- 44, The Terrace (Former Rose and Thistle Public House) - subject property – Grade II
 - 42, The Terrace – Grade II

- 4.2.3. Those assets with a potential to be subject to change will be considered in more detail below.



Listed building description:

A mid C19 pair. 3 storeys stuccoed. 1 sash each with some glazing bars intact. Later shopfronts.. Nos 42 to 45 (consec) and the Terrace Tavern form a group.

EVIDENTIAL VALUE

- 4.3.1. *"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 38).*
- 4.3.2. The subject property forms one of a pair of terraced houses which were constructed as part of the development and expansion of Gravesend in the 19th century. The buildings provides us with little in the way of unique evidence about past human experience beyond the evidence of their commercial ground floors with residential above which would have served the dockland workers of the town to the north. The buildings are of no particular age in archaeological terms. Beneath the subject property there may be evidence of earlier use due to its proximity to a Roman road, Watling Street, and Anglo-Saxon settlements, but this is beyond the scope of this report.
- 4.3.3. Based on the above, the evidential value of the built form of subject property is considered to be low.

HISTORICAL VALUE

- 4.3.4. *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).*
- 4.3.5. *"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).*
- 4.3.6. The subject property has some illustrative value. The building reflects the changing townscape of Gravesend in the 19th century, and especially illustrates the transformation of the town in terms of its increase in population and maritime status, as the pub was likely established to serve the increasing population of the area and influx of trade from the river. The principal facade also reflects the type and style of a traditional town pub frontage, but internally, the historic features have been stripped out and replaced with later fixtures and fittings suitable for a 20th century public house use, which detracts from the significance of the property.
- 4.3.7. Overall, the historical value is considered to be low.

AESTHETIC VALUE

- 4.3.8. *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).*
- 4.3.9. *"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).*
- 4.3.10. *"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and*

vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

- 4.3.11. The aesthetic value of the subject property is derived from its principal façade as well as its strong visual relationship with the neighbouring buildings within the irregular terrace. The surviving simple appearance of the building provides a narrative of the building's original form and design, but otherwise the aesthetic values of the property are limited. The pub frontage, whilst a later replacement, adds visual interest as do the elegant sash windows (although the first floor window was replaced in the 1980s). To the rear, no. 44 was extended twice in the 1980s, with the result that the back of the property is an incoherent and jumbled composition of later additions and fenestration which detracts from the significance of the property.
- 4.3.12. Internally, the subject property contains no features of aesthetic value – the previous refurbishments and reorganisation of the building in the 1980s has removed all features of interest.
- 4.3.13. The aesthetic value externally is considered to be low, and internally is considered to be negligible.

COMMUNAL VALUE

- 4.3.14. *"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects"* (Conservation Principles, Para 54).
- 4.3.15. The subject property has communal value in so far as it has served the local community as a beer house pub for 150 years, and has featured in the day to day lives of those who have lived, worked or passed through the area. Its location also means that it contributes to the wider quality and interest of 'place' at a local level, providing a link with the naval history and river trade linked to the town. However, the property is now privately owned, and so communal value is considered to be low.

LISTING ENTRY: 42, THE TERRACE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089001

Date first listed: 02-Jul-1975

Listed building description:

Early C19. 3 storeys and basement now pebbledashed. Parapet with moulded eaves cornice. 2 sashes with glazing bars intact. Cast iron flower guards to 2nd floor, balconettes to 1st floor. Round-headed sash to ground floor and right side round-headed doorcase with keystone, decorated fanlight and steps to street. Cast iron spear railings to area. Nos 42 to 45 (consec) and the Terrace Tavern form a group.

LISTING ENTRY: 43, THE TERRACE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089002

Date first listed: 02-Jul-1975

Listed building description:

Mid C19. 2 storeys roughcast. Slate roof. 1 sash with verticals only. Later C19 shopfront. Included for group value. Nos 42 to 45 (consec) and the Terrace Tavern form a group.

LISTING ENTRY: TERRACE TAVERN

Heritage Category: Listed Building

Grade: II

List Entry Number: 1089003

Date first listed: 02-Jul-1975

Listed building description:

Mid C19, 3 storeys stuccoed. Hipped slate roof with 1 dormer. 2 3-light sashes with glazing bars intact. C19 glazed tiled pub front with tiled pilasters and decorated glass windows. Nos 42 to 45 (consec) and the Terrace Tavern form a group.

- 4.3.16. The above heritage assets are listed together for group value. They form part of an irregular terrace, with the eastern house (no.42) representing the earliest phase of development. This property reflects the type and style of a late-Georgian house, with original features such as an arched ground floor window and doorway, cast-iron balconettes and timber sash windows, all of which contribute to the aesthetic and historical interest of the property.
- 4.3.17. The rest of the terrace was constructed on land that originally lead down to the New Tavern Fort, and therefore has historic value illustrating the development of Gravesend in the mid-19th century. Their aesthetic values are derived from their architectural variety and eclectic mix of styles, which provide an interesting and irregular composition. Internally and to the rear, the terraced houses have been altered to provide HMOs and flats. The Terrace Tavern is the only building which retains a ground floor retail use, which is currently an off-licence, and has aesthetic and historic interest derived from the early 20th century glazed tile pub front, and the signage between the first and second floors.
- 4.3.18. Overall, the significance of the group is considered to be medium-low.

SETTING

- 4.3.19. The setting of all of the above heritage assets is derived from their location on The Terrace, and from their intervisibility with one another. The setting beyond the rear gardens to the south has been substantially changed to provide modern residential units. To the front of the terrace, the original gardens which led to the river and provided views from The Terrace have since been developed and as such, the setting here has also been severely compromised. The setting is therefore very localised in nature and does not extend beyond the immediate area.

HARMER STREET CONSERVATION AREA

- 4.3.20. The subject property is located on the northern edge of the Harmer Street Conservation Area which was designated in 1970. The conservation area is notable as an example of early Victorian town planning. It displays a degree of uniformity in terms of its spatial character and predominant building types.
- 4.3.21. The Harmer Street Conservation Character Appraisal was adopted in 2009. In regards to the special interest of the conservation area, the Appraisal notes that:

"The Harmer Street Conservation Area lies close to the historic centre of Gravesend in Kent, and is centred on the buildings which form a planned development of 1840. Building on what was once open fields,

Harmer Street is a prestigious development of four storey terraced townhouses that was built on a newly created road leading north from the Rochester road and to overlook the River Thames. The architect, A.H. Wilds, created a classical design with regular placement of windows and doors that extend along the road in a visually pleasing vista. At the southern end of Harmer Street, Berkley Crescent creates another visual statement with handsome three storey yellow brick buildings arranged along a semi-circular buildings line with a colonnade and facing a clock tower. The development was the beginning of an enterprise to build a "New Town" in the largely undeveloped Milton-next-Gravesend next to the crowded town and wharf area".

- 4.3.22. A key view within the conservation area is noted as one looking east along The Terrace towards the New Tavern Fort, with the subject property on the right. Nos. 42-45 themselves are described as followed:

"Further north nos. 42 to 45 The Terrace and The Terrace Tavern form a cohesive group of historic buildings facing out over the river from their elevated position. However, the views across the former Royal Terrace Gardens, which once occupied the area from The Terrace down to the river bank, have long been inhibited by terraced houses and the Port of London Authority buildings".

- 4.3.23. Overall, the character and appearance of the Harmer Street Conservation Area is principally derived from its surviving collection of terraces on Harmer Street that were constructed during the development of Gravesend in the mid-19th century. The consistency in terms of style and scale of the buildings provides a cohesive streetscape which contributes to the special historic and architectural interest of the area, and contributes to the setting of the Gravesend Riverside Conservation Area opposite. The street extends from a prominent Victorian clocktower to The Terrace, with ground floor shopfronts occupying many of the houses in the conservation area. A negative feature of the conservation area is identified as the "poor maintenance of the remaining timber shopfronts".

GRAVESEND RIVERSIDE CONSERVATION AREA

- 4.3.24. The Gravesend Riverside Conservation Area was designated in 1980. The area includes the Victorian houses between the Terrace and the Royal Terrace Pier (which borders Harmer Street Conservation Area to the south) and the Gravesend Promenade. The Gravesend Riverside Conservation Character Appraisal was adopted in 2009. In terms of special interest, the Appraisal states that:

"The Conservation Area celebrates the river and the relationship that the people of the town have had with it for many centuries. The historic buildings within the Conservation Area track the earliest settlement in the Parish of Milton to the beginnings of the New Town that was part of the early 19th century expansion of Gravesend. From the modest beginnings of a hospital and religious order at Milton Chantry, through a period of serving the commercial and official activities in the wharves and piers close by, to an established military and naval centre, the riverside has grown. To the east of this area another maritime hub also grew around the Canal Basin and this still provides an industrial focus to the Conservation Area, although it is in the process of transforming into a modern residential area".

- 4.3.25. The Terrace marks the south-west boundary of the conservation area. The principal features associated with this are include the 19th century housing, use of timber sash windows and its domestic scale. The terrace in which the subject property is located forms part of the oldest surviving section of The Terrace, and as such makes a positive contribution to the setting and character and appearance of the Gravesend Riverside Conservation Area.

5 RELEVANT LEGISLATIVE & POLICY CONTEXT

5.1 INTRODUCTION

- 5.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 5.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 5.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF) 2023
 - Local Planning Policy
- 5.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

5.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 5.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 5.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 5.2.3. Section 16 of The Act states that in considering whether to grant listed building consent for development which affects a listed building, the decision maker should 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."
- 5.2.4. Section 66 of the Act places a duty upon the decision maker in determining applications for planning permission affecting listed buildings to pay special attention to the desirability of preserving or enhancing the character or the listed building.
- 5.2.5. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement

of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 5.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 5.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 5.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.3.5. Paragraph 11 of the framework states that 'plans and decisions should apply a presumption in favour of sustainable development'.
- 5.3.6. Section 16, paragraphs 195 to 214, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 5.3.7. Paragraph 195 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 5.3.8. Paragraph 200 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.3.9. Paragraph 205 of the framework states that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 5.3.10. Paragraph 206 of the framework states that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 5.3.11. Paragraph 208 of the framework states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 5.3.12. Paragraph 213 of the framework states that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the*

relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

5.4 LOCAL DEVELOPMENT STRATEGY FOR GRAVESHAM BOROUGH COUNCIL

GRAVESHAM LOCAL PLAN (SEPTEMBER 2014)

- 5.4.1. The policies that are relevant to this heritage assessment are outlined below:

Strategic Objective 14

Ensure that all new development makes a positive contribution to the local character and distinctiveness of the Borough, minimises the risk of crime, responds to climate change, and integrates into the existing built, historic and natural environment.

Policy CS02: Scale and Distribution of Development

4.2.26 "[...] Revitalising the Gravesend Town Centre Opportunity Area as a focal point for retail, leisure, cultural and tourism facilities and small scale office provision to serve the needs of the Borough whilst preserving and enhancing its character as a riverside heritage town..."

Policy CS19: Development and Design Principles

5.15.14 "New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change. [...] layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings."

Policy CS20: Heritage and the Historic Environment

5.16.10 "The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present."

5.16.11 "Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment [...]"

5.16.12 "When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset."

6 IMPACT ASSESSMENT

6.1 INTRODUCTION

- 6.1.1. This section will consider the impact of the proposals on the significance of 44 The Terrace as a building of special architectural and historic interest, on neighbouring listed buildings and on the character and appearance of the conservation areas. The proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context.
- 6.1.2. It is recommended that the following be read alongside the supporting documentation and drawings provided in the supporting submission.
- 6.1.3. We consider the key issues for consideration to be:
- The impact of the proposed development on the significance of the subject property and its setting
 - The impact of the proposed development on nos. 42 and 43 The Terrace and their settings
 - The impact on the character and appearance of the Harmer Street and Gravesend Riverside Conservation Areas
- 6.1.4. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 6.1.5. The overall impact of proposals can also be neutral, beneficial or adverse. The magnitude of change will be categorised as:
- None: no material change.
 - Negligible: apparent change and change with a negligible effect on the ability to understand and appreciate the significance of heritage assets.
 - Minor: changes that only make a small difference to the ability to understand and appreciate the significance of heritage assets.
 - Moderate: a change that makes an appreciable difference to the ability to understand and appreciate the significance of heritage assets.
 - Substantial: a fundamental change in the ability to understand and appreciate the significance of heritage assets.

6.2 PROPOSALS

- 6.2.1. The proposed scheme is for the refurbishment of the property to provide 5 residential rooms with associated bathrooms, a communal kitchen and living area.

6.3 IMPLICATIONS

IMPACT OF THE PROPOSALS ON 44 THE TERRACE

- 6.3.1. The key features that contribute to the significance of this asset have been assessed above in the significance assessment chapter. This HS has concluded that the key reasons for the listing of the property relate to its simple

façade with pub frontage at ground floor level and the group value of the building within the terrace, The internal layout, fixtures and fittings and rear extensions are of neutral significance, having been replaced in the 20th century.

- 6.3.2. The proposed works will preserve and restore the principal façade, reinstating the appearance and improving the aesthetics of the property, which will also enhance the character and appearance of the conservation areas.
- 6.3.3. Internally, the scheme will strip out the late 20th century pub fixtures and fittings on the ground floor, and will reinstate the original rear wall of the building using matching bricks and lime mortar. A timber sash window will be reinstated within an original aperture (Fig. 13), which will front a new courtyard (see below). The ground floor will also be subdivided to provide a bedroom, a communal kitchen and living room. To the rear, the 1980s extensions will be adapted to provide an L shaped extension that will incorporate an inner courtyard providing light to the rear of the ground floor of the original building, through a re-instated window. The WCs in the existing extension will be removed, and the new floorplan will accommodate one bedroom, a WC and a shower room.
- 6.3.4. On the upper floors, the plan form will be reorganised slightly with the addition of new partition walls to provide a further 3 bedrooms with associated bathrooms. No historic fabric will be impacted as a result of these works. The existing staircase will be preserved and restored. Existing pipe runs will be used where possible, and new door apertures will impact modern stud walls only.
- 6.3.5. The rear elevation will be altered to reinstate a 6/6 timber sash window at first floor level, removing a door from this location. The wall beneath the window will be made good, with bricks to match the existing building and lime mortar. The rear of the extension will be also be altered to provide a new door and an additional timber sash window.
- 6.3.6. The proposed works will alter the plan form of the property slightly to accommodate a residential use, but the interior layout and features of the property date from the 1980s, and so no historic interest will be lost as a result of this scheme.
- 6.3.7. The restoration of the 20th century pub shopfront will enhance the listed building. The alterations to the rear of the building will have a neutral impact on the subject property.



Figure 8. View looking south through the two rear extensions.



Figure 9. 20th century bar



Figure 10. Rear of late 20th century bar



Figure 11. View looking north towards the timber shopfront and main entrance.



Figure 12. late 20th century wainscoting.



Figure 13. 1980s Rear extension with window aperture ringed in red.



Figure 14. second floor front room illustrating modern ceilings, walls, floor covering and fixtures.

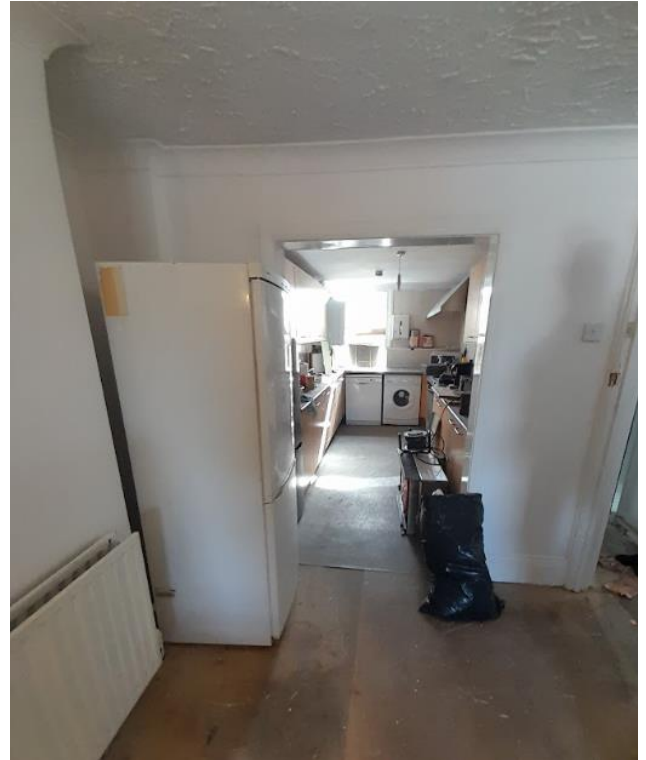


Figure 15. First floor rear room illustrating revised layout, modern cornicing, floor coverings, walls and ceilings.

IMPACT OF THE PROPOSALS ON 42,43 AND 45 THE TERRACE, AND ON THE HARMER STREET CONSERVATION AREA AND THE GRAVESEND RIVERSIDE CONSERVATION AREA

- 6.3.8. The restoration of the principal façade of the building, including the 20th century pub shopfront, will enhance the subject property and neighbouring listed buildings together with the character and appearance of the conservation areas. The changes proposed to the rear of the property will have a neutral impact on all of the identified heritage assets, as the size and bulk of the rear extensions will remain unchanged. The redecoration of the building will also enhance the setting of The Terrace and both Conservation Areas.

7 CONCLUSIONS

- 7.1.1. The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 7.1.2. Paragraph 213 of the framework also goes on to state that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'* It is considered that the contribution that 44 The Terrace makes to the character and appearance of the Harmer Street Conservation Area and to the setting of the Gravesend Riverside Conservation Area is principally derived from the street elevation and from the group value of The Terrace. Features which contribute to this significance include the pub shopfront and the simple façade at first and second storeys, with 6/6 sash windows. The proposed works will result in no loss to the significance of either conservation area, but rather the restoration of the building will enhance the character and appearance of the conservation areas.
- 7.1.3. In line with paragraph 208 of the NPPF, and as assessed above, it is considered that the proposed scheme, subject to detailed design, will have no adverse impact upon to the significance of any of the identified designated heritage assets as the internal plan form and features of the subject property date from the 20th century, most likely from the early 1980s following a refurbishment after severe fire damage.
- 7.1.4. As per Policy CS19 of the Local Plan, the proposals will conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area. The scheme will also enhance the listed building and the conservation areas by restoring the principal facade of the listed building, in accordance with Policy CS20 of the Local Plan .
- 7.1.5. Based on the above it is contended that the ability to understand and appreciate the core heritage values that contribute to the significance of 44 The Terrace will be maintained, and the proposed development is therefore believed to be in accordance with relevant legislation and national and local planning policy.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact
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