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17/11/2022

Dear Sir/ Madam

Sub: Full Planning application for the erection of 2 x 1 bed flats with the roof 20201324) at 98 Old Road West Gravesend DA11 OLR.

Please find the enclosed the REVISED application for the proposed two additional one bed flats within the roof space at 98 Old Road West Gravesend DA11 OLR. The revised proposal has taken on board the reasons for refusal of the previous submission (20201324) and the comments made by the Inspector in dismissing our appeal on 28 June 2022.

The Inspector was primarily concerned about the impact of the proposal on the character and appearance of the building and surrounding area. He was particularly concerned about the introduction of doors and small balconies in the existing gables. These features have now been deleted and the area created has been incorporated with the flats as kitchen areas. A small window, in keeping with the main elevation, has been incorporated to provide additional light to the living areas. The Inspector felt that the introduction of small dormers between the gables and hipped roofs would not be out of keeping with the design of the roof, the building's overall appearance or that of the wider area.

The large dormers to the rear elevations have been deleted and the existing flat roof staircase has now been provided with a tiled roof to reduce its bulk and to appear as part of the original building. We are therefore satisfied that the revisions have addressed the Inspectors concerns about the increased bulk and massing on the appearance of the building.

The Council expressed concern about the impact of the proposals on the Darnley Road Conservation Area (DRCA) but the Inspector felt that the core value of the DRCA would be preserved and that the works did not affect the relationship between the setting of the conservation area and the building itself. The revisions made will therefore have a significantly lesser effect on the building and DRCA.

The Inspector then considered the living conditions of future occupiers and the provision of bin stores and cycle parking. In order to address this the bin enclosure



has been increased in size and a cycle parking enclosure has been provided alongside it. He also commented on the internal accommodation which he regarded as 'generous'. Whilst the revisions made have slightly reduced the level of accommodation they are still in excess of that outlined in the DNSS (March 2015). He concluded that the absence of useable amenity space would not be contrary to the Council's SPG or harm the living conditions of future occupiers.

He then commented on the living conditions of neighbours particularly regarding the stacking of the flats. This has now been addressed but insulation between the floors would be a requirement of the Building Regulations and could adequately be dealt with by condition. He felt that there was no reason why existing occupiers would be effected by noise.

He then commented on the provision of car and cycle parking and stated that he did not feel that the coming and going of two additional units would adversely effect the existing occupiers. He commented on the 'workability' of the proposed parking layout, which is already in place, and we are satisfied that this works perfectly well on site. In addition, a cycle parking store has now been added and would be available to all tenants not just the two additional units.

The applicant has previously made his SAMM's payment which remains with the Council.

We are satisfied that any adverse impacts identified by the Council and Planning Inspectorate have now been overcome and there is no reason to withhold permission.

Regards

James Barron BA(Hons) DipTP MRTPI

Planning Director

