

Delegated Report

Planning Application

Planning Application No: 20240884

Location: S R Stores, 44 Perry Street, Northfleet, Gravesend DA11 8RE

Description: Modifications to the shop front to feature a single glazed structure.

Applicant: Mr Sreekanth Sambasivan

Site Visit Date: 13 November 2024

Submitted Documents/Plans

Application form
Drawing no. PL-000 (site location plan)
Drawing no. PL-001 (block plan)
Drawing no. PL-002 (site plan)
Drawing no. PL-003 (existing elevations)
Drawing no. PL-004 (proposed elevations)
Drawing no. PL-005 (proposed fenestration details)

Relevant Planning History

None relevant

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS08 – Retail, Leisure and the Hierarchy of Centres
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- TC9 - Shopfronts

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- Design for Gravesham: Design Code (2024);
- SPG 4 – Shopfront and Commercial Premises (2020)

Consultations, Publicity and Representations

Consultees

Neighbouring properties

The application has been advertised by site notice and individual letters to four neighbouring properties. No letters of representation received.

Officer's Analysis

Proposal

This application seeks planning permission for modifications to the shop front to feature a single glazed structure.



Design, Character and Appearance

The application site is located within a local centre which is characterised by shops and takeaways. The majority of shops have an element of brickwork to the front as is the case at the application site.

Policy TC9 of the Gravesham Local Plan 1994 states that the Council will resist developments which would result in:

- (i) Existing Shopfronts of traditional design and materials being lost.

(ii) The installation of security grills and shutters on the exterior of Shopfronts.

The Council has informal guidance to support SPG3 (adverts) and SPG4 (security for commercial premises) called 'shopfront design sheets).

Given none of the properties or shopfronts in this row retain their traditional shopfronts and are not located in a conservation area, it is not considered that a change to a more modern design would be detrimental to the character and appearance of the area. The loss of the brickwork to the front is regrettable as many of the properties have this but, on balance, the modern appearance of the shopfront will not harm the character and appearance of the area or this row of shops.

In terms of materials, there are no timber shopfronts that remain along this row of shops and therefore the proposed glass frontage will not result in the loss of a traditional timber shop front.

The application does not include signage or security grills and an informative is recommended to remind the applicant that each of these require permission in their own right.

The proposed replacement shopfront therefore accords with policy TC9 of the Gravesham Local Plan 1994, policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2023.

Amenity

Neighbouring Amenity

The proposed shopfront will have no detrimental impact on any neighbouring amenity. Any additional light spill from the increased amount of glass will be focussed onto the footpath and will have no impact on neighbouring residential properties which are, in the main, at first floor level.

The proposal therefore conforms with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.

Parking and Highways

The proposal will not result in any loss of off road parking or the creation of additional shop floor space and therefore no concerns are raised with regards to highways.

Conclusion

Permit

Recommendation:

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	4 December 2024	Dated:	4th December 2024