



9 St James Road,
Gravesend DA11 0HF

Planning and Heritage Statement

Mr Singh

June 2023

BARRONEDWARDS
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1 Introduction

Purpose of Statement

- 1.1 This Planning and Heritage Statement has been prepared by Barron Edwards (“BE”) on behalf of Mr Singh (“The Applicant”).
- 1.2 Its purpose is to assist Officers at Gravesham Borough Council [“GBC”] in their consideration of the accompanying planning application relating to the development.

Proposed Development

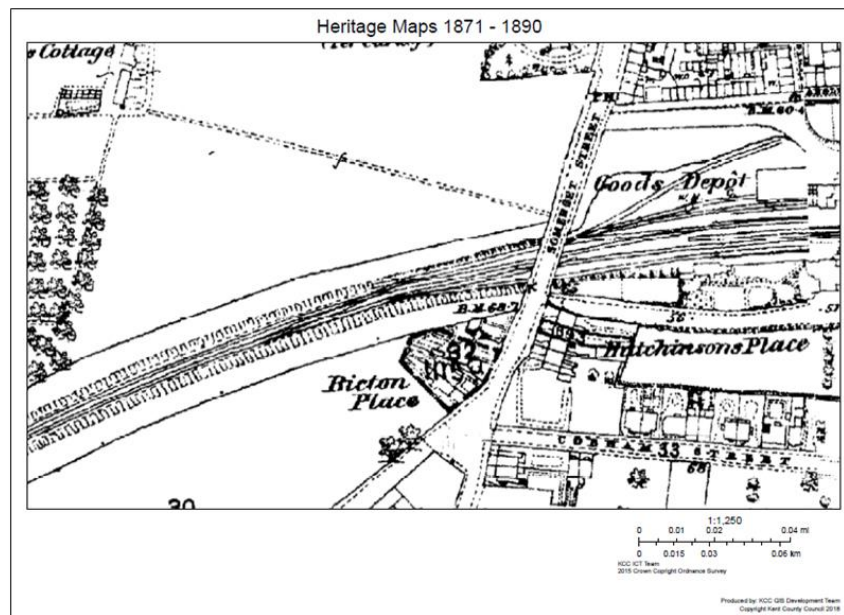
- 1.3 Full Planning Permission is sought for the:
“Demolition of the existing building and erection of a two storey block consisting of 2 x 2-bed flats with associated parking and landscaping.”

Accompanying Plans and Documentation

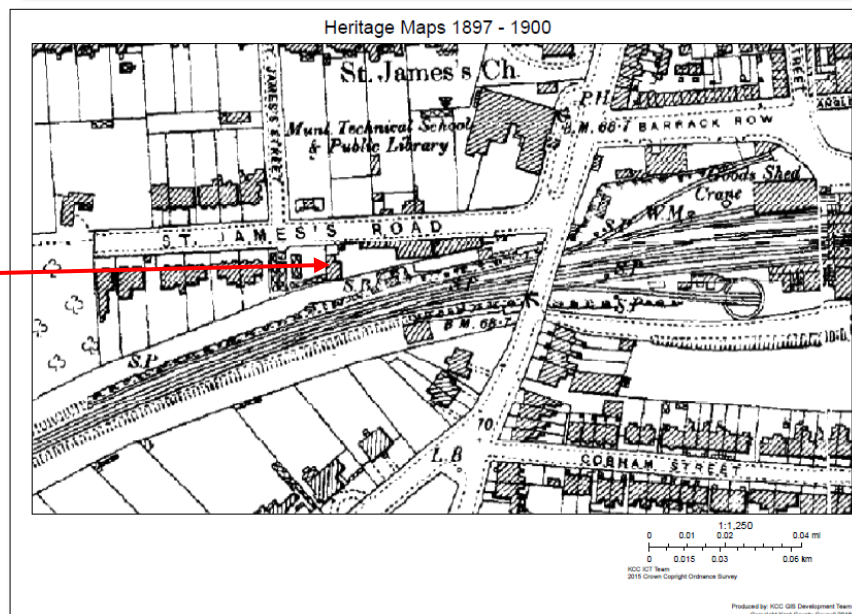
- 1.4 The following plans and documentations have been prepared by Barron Edwards to accompany and support this application:
 - **Planning and Heritage Statement**
 - **Drawing No. 001 (Site location and layout)**
 - **Drawing No. 002 (Existing floor plans, elevations and street view)**
 - **Drawing No. 003 (Proposed floor plans)**
 - **Drawing No. 004 (Proposed elevations and street view)**

2 Site and Surroundings

- 2.1 The application site is located on the northern side of St James's Road in Gravesend and lies approximately 25m east of its junction with St James's Street. It accommodates a L-shaped single-storey building from where the applicant's drilling business (use class B1) runs its operations. The building is sited approximately 3.6m from the back edge of the pavement on St James's Road extending in depth till the southern site boundary. Car parking space associated with the use of the site is situated to the west.
- 2.2 The site is situated within the Overcliffe Conservation Area with the building included as a Key Unlisted Building. The Conservation Area boundary starts from the application site and includes the residential areas to the west and north-west. Whilst this conservation area does not include the properties to the immediate north and east of the site, No.9 has its history associated with properties to the east. KCC Heritage Maps indicate that between 1871 and 1890, the area to the east of Darnley Road remained largely undeveloped and being used as pasture land, with the exception of St James's Church. It was during 1890 – 1897 that the area was developed, however, this was mainly residential in character.

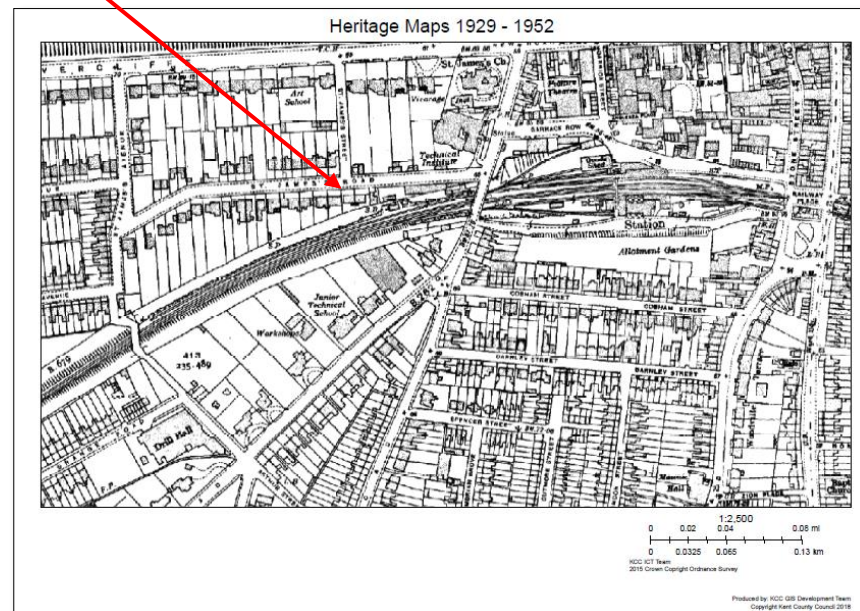
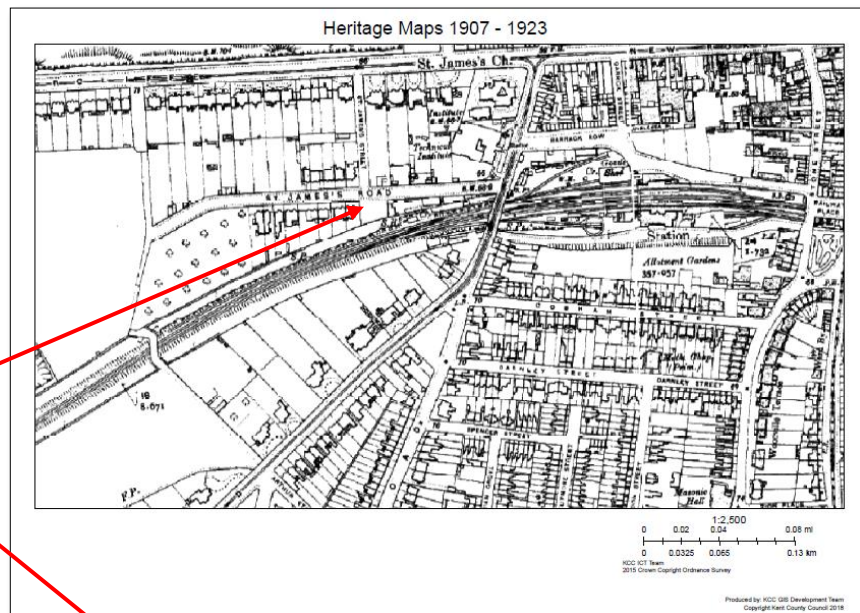


Application site



- 2.3 Notwithstanding, area to the south of St James's Road was developed as a commercial zone close to the town centre with No.s 11 – 13 St. James's Road marking the end of this zone (Heritage Maps 1897 – 1900). The site for No.s 11 – 13 were cleared and a pair of semi-detached dwellings was built sometime between 1923 and 1929, thereby making way for the application site i.e. 9 St. James's Road to mark the end of the commercial zone. The land to the north of St. James's Road and east of St. James's Street was used to accommodate the Gravesend Technical College Boys' department built in 1893. It was at one time the Municipal Day School; the Municipal Technical School and Public Library; the Technical Institute and currently the Gravesend Adult Education Centre (Victoria Centre).

No.s 11 – 13 St. James's Road



- 2.4 St. James's Road was laid out in the late 19th century with modest two-storey houses on either side. These are arranged in pairs or small groups of terraces and with the houses set on either side of the road which visually frame the wide road. The large properties on the south side of the Overcliffe between St James's Street and St James's Avenue are at present used for a mixture of residential, commercial and community uses. They have considerable townscape value and are now part of a conservation area. The Overcliffe CA appraisal states that houses of a smaller scale, such as those on St James's Road, tend to have been retained in single residential use.

Planning History

- 2.5 Relevant planning history for this site is noted in the table below:

Application Reference	Development Proposal	Decision	Year
20190622	Construction of a part first floor extension and internal alterations to provide additional office room at the first floor.	Granted	Jan 2020
20180724	Application for approval of condition 3 of planning permission reference number 20160382 relating to details of a sample panel of brickwork.	Approval of details	Aug 2018
20160382	Retention of the change of use from office to use of light weight tool hire and the erection of part 1m high and part 2m high brick boundary wall.	Granted temporary permission	Jan 2018
20151030	Demolition of existing building and erection of replacement two storey detached building with off-street parking.	Withdrawn	Feb 2015
20110891	Change of use from office to residential.	Withdrawn	Feb 2012
20110853	**AMENDED APPLICATION/AMENDED DESCRIPTION** Retention of pre-fabricated steel building including change of use of building and land to hand car wash facility.	Refused	Dec 2011
20110842	Change of use from youth drop-in centre to a drive through car wash.	Withdrawn	Oct 2011

20101155	Demolition of existing buildings and erection of two, 2/3 storey buildings to provide nine self-contained one-bedroom apartments with parking provision.	Withdrawn	Unavailable
19970659	Change of use of part of industrial premises to a youth drop-in centre.	Permitted	Jan 1999

3 Planning Policy Context

National Planning Policy Framework (NPPF) (adopted July 2018)

- 3.1 The NPPF sets out the government's planning policies for England and how they are expected to be applied by Local Planning Authorities (LPAs).
- 3.2 The NPPF emphasises that planning applications that accord with the policies in the Council's Local Plan will be approved without delay, unless material considerations indicate otherwise. The following policies of the NPPF (adopted July 2018) have been taken into consideration in the formulation of this application:

<u>Chapter</u>	<u>Paragraph No.</u>
▪ Chapter 2: Achieving Sustainable Development	8 - 11
▪ Chapter 4: Decision-making	38, 47
▪ Chapter 6: Building a strong, competitive economy	80
▪ Chapter 7: Ensuring the vitality of town centres	87
▪ Chapter 11: Making effective use of land	117, 118, 122
▪ Chapter 12: Achieving well-designed places	127, 130
▪ Chapter 16: Conserving & enhancing the historic env.	189, 190, 192 - 197, 200 – 201

Gravesham Local Plan Core Strategy (Sept. 2014)

- 3.3 The following policies have been taken into consideration in the formulation of this application:
- Policy CS01: Sustainable Development
 - Policy CS07: Economy, Employment and Skills
 - Policy CS19: Design and Development Principles
 - Policy CS20: Heritage and the Historic Environment

Gravesham Local Plan First Review Saved Policies (Sept. 2014)

- 3.4 The following policies are relevant to the consideration of this application;
- Policy TC3: Development affecting Conservation Areas

Supplementary Planning Documents

3.5 The documents relevant to the consideration of this application are:

- Kent Design Guide
- Overcliffe Conservation Area Appraisal (2009)

4 Planning Considerations

Design

- 4.1 Policy CS19 of the Core Strategy requires development to be visually attractive, fit for purpose and locally distinctive. It states that “*the design, 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.*” The proposal has been designed keeping in mind the surrounding area’s history, particularly the part of St. James’s Road that the site is situated within and effort has been made to preserve and enhance the commercial character of this area by the use of appropriate materials.



Fig. – Street views of St. James’s Road from the east (top) and west (bottom)

- 4.2 The design of the extension was developed by analysing what the impact of the building form and materials to be used would have on the street scene and building itself. The intention was to achieve a simple appearance which would be sympathetic to the building’s character and not detract from the characteristics of the conservation area in which the site is set in.
- 4.3 The following objectives were considered:
- Retain the modest and simple appearance of the building.
 - Extensions should not detract or compete with the building’s character.
 - The character and appearance of the extensions should reflect the commercial nature of this and adjoining sites.
 - Extensions should respect the relationship between the existing building and neighbouring residential i.e. continue to be smaller in scale and lower in height.
 - The building should continue to be of a transitional nature marking the end of the commercial area.

Impact on the Conservation Area

- 4.4 The NPPF states that preserving and enhancing the historic environment is one of the core principles of sustainable development. Paragraph 135 requires LPAs to take into account the effect of an application on the significance of a non-designated heritage asset while determining the application. It further states that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.5 Policy CS20 of the Gravesham Local Plan Core Strategy accords a high priority towards the preservation, protection and enhancement of the heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. The policy states that securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present. Saved Policy TC3 of the Local Plan First Review states *“Where development is acceptable in relation to other policies in this Plan, it will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area”*.
- 4.6 The immediate surroundings of the Overcliffe Conservation Area is an urban townscape, including a heavily industrialised foreshore. Within the Conservation Area almost all of the buildings are set back from the public thoroughfare behind front areas and gardens, thereby enhancing the wide, open character of the roads. Wide pavements enhance this sense of spaciousness.
- 4.7 To the south of Overcliffe, St James’s Road is a relatively quiet corner of the Conservation Area and features late 19th century houses that adjoin later residential developments. The road was laid out in the late 19th century with modest two-storey houses on either side. These are arranged in pairs or small groups of terraces and with the houses set on either side of the road which visually frame the wide road. These houses were built to a more modest scale and design than the Overcliffe and Rosherville properties after Gravesend’s resort town status diminished towards the end of the 19th century.
- 4.8 The CA boundary on St. James’s Road begins from the application site and includes properties to the west and north-west. The CA appraisal lists the existing building as a key unlisted building, however, not much information is provided about the nature of the building.
- 4.9 In terms of appearance, the building is typical of the Victorian era constructed of painted brickwork, with a cornice parapet, timber sash windows and segmental window / door arches. The proposal seeks to retain the character of the existing building and follows a simple form which is a positive thing for the preservation and enhancement of the conservation area.
- 4.10 In addition, whilst the proposal would add towards the council’s housing supply by providing 2 quality flats with associate parking and amenity space.

4.11 National planning policy clearly establishes that conservation and enhancement of the historic environment should be afforded considerable importance within the planning process and that decisions should be made on the basis of an informed evaluation of the significance of designated and non-designated assets. The weight accorded to the heritage interest in any decision will depend on the significance of the asset and the degree of harm caused to it or its setting compared to the public benefit that may derive from the development proposed. It also allows local authorities to consider the benefits of enabling development to secure the future conservation of a heritage asset. In determining applications, Para 192 of the NPPF requires LPAs to take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.12 The proposal can be considered to improve and enhance the visual impact of the building and the Conservation Area as a whole. The detail provided clearly shows that the site is capable of accommodating the proposed development without having any detrimental effect on the street scene or the amenity of neighbouring properties. The design proposed in this application and the materials to be used are both of high quality and sympathetic to the surrounding area thereby according with policy.

Amenity of Neighbouring Occupiers

4.13 Consideration has been given to the impact of the proposal on the adjoining residential properties with due regard to privacy and overshadowing. Policy CS19 of the Core Strategy requires new development to safeguard the amenity including privacy, daylight and sunlight of neighbouring properties.

4.14 There is an existing distance of approximately 20m between the existing building on site and the residential unit to the north i.e. No. 2c St. James's Road and as such, the proposal will not cause any detrimental impact on the amenity of the residential occupiers of the property in terms of privacy and overshadowing.

4.15 With regards to the residential dwelling to the west of the building at No. 11 St James's Road, there are no windows on the eastern elevation of this property. Notwithstanding, no windows are proposed on the application site's western elevation and as such, no issues with overlooking or privacy are envisaged. In terms of overshadowing, the proposed development passes the 45-degree test thereby resulting in no loss of daylight/sunlight to neighbouring residents.

5 Conclusions

- 5.1 The applicant has taken on board all the national and local policies to provide a sustainable use for the property. The prospective layout and design are in keeping with the good design principles outlined in the NPPF and Council's policies and would be in keeping with the character of the Conservation Area.
- 5.2 It is a site that fulfils the requirements of the NPPF in supporting a presumption in favour of sustainable development. The proposal would make a positive contribution to the enhancement of the existing built development and street scene. It would reinstate the original historic features of the existing building and provide an enhancement to the conservation area and building.
- 5.3 There would be no adverse impact on the amenities of any nearby residents nor would it have any detrimental impact on the vitality and visual amenity of the area. It is our view that the application should be supported and permission for the proposed development granted.