

Delegated Report

Listed Building Consent Application

Planning Application No: 20241063

Location: Natwest 29 - 30 King Street Gravesend Kent

Description: Application for Listed Building Consent; Removal of existing internal ramp between two properties. Installation of new partition walls to separate 30 King Street into two separate properties. Decorations to walls and minor flooring works are required.

Applicant: NatWest Group Plc

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. E7758-GA-LP-BP – Site Location Plan;
- Drawing no. E7758-GA-GD – Ground Floor Plan As Proposed Separation Works;
- Drawing no. E7758-GA-BA – Basement Flood Plan As Proposed Separation Works;
- Drawing no. E7758-EX-GD – Ground Floor Plan As Existing Separation Works;
- Drawing no. E7758-EX-BA – Basement Floor Plan Existing with Downtakings Separation Works;
- Design, Access & Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150884	Application for Listed Building Consent for reconfiguration of existing branch to improve services and layout.	Permitted	19.11.2015
19910672	Application for Listed Building Consent for the formation of two new internal openings in the party wall at basement and ground floor levels in connection with the proposed extension of the Bank into 29 King Street.	Permitted	10.01.1992
19870658	Application for Listed Building Consent for internal alterations at basement ground first second and third floor levels and elevational alterations in connection with the proposed rear extensions	Permitted	26.10.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- 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.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2024)

Section 2 – Achieving Sustainable Development

Section 12 – Achieving Well-Designed Places

Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

King Street Conservation Area Character Appraisal (2009)

Management Plan Gravesend Town Centre Conservation Areas (2009)

Consultations, Publicity and Representations

Consultees

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

No response from:

GBC Conservation Officer

National Amenity Societies

Publicity

The application was advertised by way of site and press notices – the overall consultation date was 10.01.2025 – no responses received.

Officer's Analysis

The application site consists of a four storey building in use as a bank which is situated on the corner with King Street and Windmill Street and constructed in 1889. It is grade II listed and situated in the King Street Conservation Area.

The proposed works are to infill the existing internal openings between nos. 29 & 30 King Street at basement and ground floor levels in order to revert this single unit into two separate units.

At ground floor level the opening is towards the front of the building, is the larger of the two and is clearly a modern opening due to its height and width and architrave detailing. The ramped floor at this opening would also be removed. At basement level the opening is a single door that would be removed. The openings would be infilled with blockwork partition walls the finish of which would match the adjacent walls in appearance including skirting.

The existing ground and basement openings are shown as follows:

Existing ground floor opening:

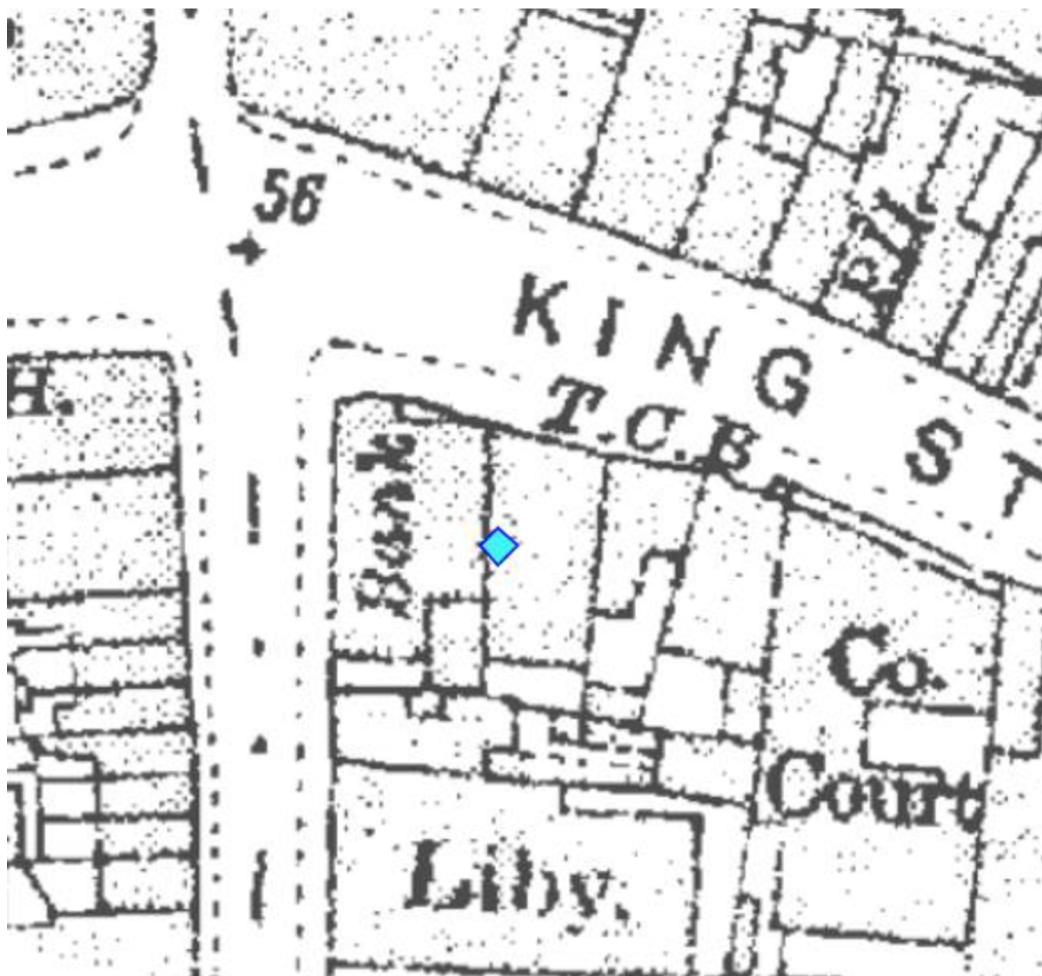


Existing basement opening:



The principle issues in the assessment of this application are whether the proposal would affect the special interest of this grade II listed building and the character and appearance of the King Street Conservation Area.

From a review of historic mapping on the Kent Historic Environment Record it can be seen that nos. 29-30 King Street were originally two separate units:



1929-1952 Map

There is therefore no objection to the infilling of the two modern openings in order to revert this building back into two units at basement and ground floor levels. This would help to restore the original character of the building which would be an enhancement of the significance of the listed building. The opening at ground floor is particularly obtrusive being a wide opening which is not in keeping with the character of the building and removal of the ground floor and basement openings are therefore welcome.

The internal ramped flooring between the ground floor opening being modern and the adjacent flooring being modern laminate there are no objections to this element either.

Subject to conditions that the walling shall match the adjacent walling it is considered that the proposal would be a sympathetic alteration which would protect the special interest of this listed building. As the works are internal there would be no impact on the character or appearance of the King Street Conservation Area.

Any Other Material Planning Considerations

None.

Conclusion

Overall, subject to conditions it is considered the proposal would protect the architectural and historic interest of this listed building and would have no impact on the character or appearance of the King Street Conservation Area. In respect of these matters the proposal is therefore compliant with Policy CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and section 16 of the NPPF (2024).

Recommendation Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15th January 2025	Dated:	17 January 2025