

Penfold Project Services

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PLANNING STATEMENT

DARNLEY ARMS P.H.,
9 TRAFALGAR ROAD, GRAVESEND,
KENT, DA11 0QA

PROPOSED ERECTION OF SECOND FLOOR
EXTENSION IN CONJUNCTION WITH
CONVERSION OF FIRST FLOOR TO FORM 6 X 1
BED HMO



1.0 Site Location

The Darnley Arms Public House is located a short distance from Gravesend town centre close to the Bat & Ball Cricket Ground and on the corner of Trafalgar Road and Clifton Grove.

The Darnley Arms was erected c1851 and operated as a public house successfully until c2020. However, with the change in economic conditions, especially following the Covid lockdown, the pub, no longer a financially viable business, was closed in 2021.



Darnley Arms c1938

2.0 Existing Use

Since ceasing to operate as a public house, the building has been vacant.

The site lies between the Darnley Road Conservation Area to the west and the Upper Windmill Street Conservation Area to the east but is not in a Conservation area itself.

There are no listed buildings on or adjacent to the site.

This site falls within 6km of the Thames Estuary and Marshes Ramsar site and Special Protection Area, an internationally important wetland area for nature conservation that supports wintering waterbirds and migrating birds.

3.0 Existing Building

The site is currently vacant having been a public house with accommodation over until c 2021.

Having been erected c 1851, the building is of a typical Victorian public house design, constructed of rendered paint finish walls with a splayed corner entrance and a tiled pitched roof over.

Originally with separate bars but now just one open plan bar with a single storey rear extension forming the kitchen and toilets to the rear which was added in c1985.

The accommodation on the first floor comprises of three bedrooms, bathroom and store accessed from an internal staircase from the ground floor.

Typically, there is a basement with a footprint the same size as the ground floor used for beer keg storage and a cooled cellar with internal staircase access from the ground floor and cellar flaps within the pavement on Trafalgar Road used for deliveries.

4.0 Planning History

The site has over the years been subject of a number of planning applications.

- Internal alterations and the bricking up of three side doors
Ref. No: 19770713 | Status: Application Permitted
- Display of externally illuminated signboard at first floor level on the eastern elevation
Ref. No: 19850504 | Status: Consent for Advert
- Erection of single storey extension at the rear to form toilet accommodation lobby and enlarged kitchen including the insertion of a doorway in the east flank elevation and the insertion of a bathroom window at first floor level in the rear elevation
Ref. No: 19850503 | Status: Application Permitted
- Erection of single storey extension at the rear to form toilet accommodation lobby and enlarged kitchen
Ref. No: 19850253 | Status: Application Permitted
- Conversion and change of use of public house with accommodation over to provide 2 residential units comprising two 2-bedroom flats.
Ref. No: 20230595 | Status: Application Permitted
- Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20230595 relating to privacy screening, refuse and recycling storage facilities and cycle storage facilities.
Ref. No: 20231056 | Status: Permitted

- Application for a non-material amendment to planning permission reference number 20230595 to allow staircase from ground floor to basement reinstated and new door inserted into side elevation (to Clifton Grove).

Ref. No: 20240196 | Status: Permitted

- Conversion and change of use of public house with accommodation over to 12 x 1 bed HMO including erection of new mansard roof and rear extension to create new entrance and stairwell.

Ref. No: 20241030 | Status: Application Refused

5.0 Recent History

The property was purchased in December 2022 and planning consent was granted to the new owners for the conversion and change of use of public house with accommodation over to provide 2 residential units comprising two 2-bedroom flats in 2023.

Due to the financial commitments the site was sold to the current owner in 2024 and a further application for the conversion and change of use of public house with accommodation over to 12 x 1 bed HMO including erection of new mansard roof and rear extension to create new entrance and stairwell was refused.

Subsequently the current owner, being conscious of the situation regarding the loss of Public Houses, is keen to retain the Darnley Arms as an amenity within the area.

However, the current circumstances means that public houses struggle to remain viable as stand-alone businesses.

6.0 Design Proposal

To provide financial support to enable the public house to be retained, rather than have a live in Licensee/Manager, it is proposed to provide 6no 1 bed HMO on the existing first floor and by the erection of a second-floor extension with pitched roof over.

The existing public house with toilets, kitchen and basement area will be retained with access from the existing entrance on the corner of Trafalgar Road and Clifton Grove.

The existing staircase providing access from the ground floor into the basement will be retained as will the access into the cellar via cellar flaps located within the pavement of Trafalgar Road.

A second-floor extension is proposed constructed to match the existing building with a painted render finish to the walls, windows in line with existing openings.

2 x 1 bed HMO rooms will be provided on the first floor together with a communal kitchen and dining rooms and a further 4 x 1 bed HMO rooms on the second floor.

The extension will have a pitched roof over of a plan to match the existing roof but with over hanging eaves. The roof will be clad in a black fibre cement roof tiles.

The addition of a second-floor extension will result in a three-storey building with pitched roof over of which there are similar examples within the immediate vicinity especially on corner locations such as this one and, in particular, where they are public houses.

Examples being: -



The Prince Albert P.H.
Corner of Wrotham Road and Zion Place



Man of Kent P.H.
Corner of Wrotham Road and Arthur Street
(Recently converted to flats)



Private residences
Corner of Wrotham Road and Trafalgar Road



Private residences in Trafalgar Road

6.0 Access

Access to the public house will be via the existing entrance on the corner of Trafalgar Road and Clifton Grove.

Access to the first and second floor will be via the existing side entrance and staircase off Clifton Grove.

There is no off-street car parking available but there is ample on street parking and public car parks within the vicinity.

Gravesend town centre is within easy walking distance at less than 0.5km away, with access to shops, rail and bus networks.

Ebbfleet station is less than 5km away.

6.0 Refuse Bin

A contained refuse bin storage area will be provided at the rear of the property with access from Clifton Grove.

7.0 Conclusion

- Changing economic and social circumstances has meant that the Public House is no longer financially viable as standalone business and will benefit from the support of the HMO conversion.
- The building has a very prominent corner plot and will retain its original Victorian character.
- The development will have a positive effect on the character, economy and appearance of the surrounding area.

We therefore conclude that the proposal has met all local and national planning criteria and should be approved.

PHOTOGRAPHS



FRONT ELEVATION
CORNER OF TRAFALGAR ROAD & CLIFTON GROVE



FRONT (SOUTH) ELEVATION
TRAFALGAR ROAD



SIDE (EAST) ELEVATION
CLIFTON GROVE



REAR (NORTH) ELEVATION
CLIFTON GROVE