

2.8 REFERENCE NO - 20/500809/FULL & 20/500810/LBC		
APPLICATION PROPOSAL Planning permission and listed building consent for the change of use of ground floor store to cafe and two storey flat above, including erection of the rear external staircase and creation of first floor terrace.		
ADDRESS 9 High Street Queenborough Kent ME11 5AA		
RECOMMENDATION Grant subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal will not cause harm to residential or visual amenities, and will preserve the listed building, its setting, and the surrounding Conservation Area.		
REASON FOR REFERRAL TO COMMITTEE Applicant is a Councillor		
WARD Queenborough And Halfway	PARISH/TOWN COUNCIL Queenborough	APPLICANT Mr Simon Fowle AGENT Wyndham Jordan Architects
DECISION DUE DATE 29/04/20		PUBLICITY EXPIRY DATE 09/04/20

THIS REPORT RELATES TO TWO SEPARATE APPLICATIONS BUT THEY ARE DEALT WITH TOGETHER AS THE PROPOSAL IS SEEKING BOTH PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE SAME PROPOSAL AT THE SAME PROPERTY. EACH APPLICATION SHOULD BE DETERMINED ON ITS OWN MERITS.

Planning History

SW/08/0341

Listed Building Consent for change of use of ground floor store to cafe and two storey flat over.

Granted LBC Decision Date: 15.05.2008 NOT IMPLEMENTED

SW/08/0272

Change of use of ground floor store to cafe and two storey flat over.

Grant of Conditional PP Decision Date: 23.05.2008 NOT IMPLEMENTED

SW/92/0402

Listed building consent for shop front & fascia

Granted LBC Decision Date: 22.06.1992

SW/92/0401

Shop front & fascia

Grant of Conditional PP Decision Date: 22.06.1992

SW/82/0034

Application for listed building consent for extension

Approved pre 1990 Decision Date: 15.03.1982

SW/82/0033

Rear extension

Approved pre 1990 Decision Date: 15.03.1982

1. DESCRIPTION OF SITE

- 1.1 No. 9 High Street (also known as Bosuns Store) is a two storey, end of terrace property located within the built up area boundary of Queenborough. It is located to the south west of the junction between the High Street and West Street. The property is Grade II listed and is also within the Queenborough Conservation Area.
- 1.2 The building is currently in a poor state, stemming from the fact it has been vacant for over a decade. On the ground floor, there is currently a shop, with associated kitchen and WC. On the first and second floors is a flat, access to which is provided from within the shop. On the first floor is a lounge, kitchen and a bathroom, whilst in the roof space are two bedrooms. At the rear of the site is a small yard which is accessed from West Street. There is an existing outhouse at the rear of the yard.
- 1.3 The surrounding area is characterised by a mixture of both commercial and residential uses. Immediately west of the site is the clubhouse for Queenborough Yacht Club, and the rear amenity space of this neighbouring building extends to the rear of the site. To the north is a public car park and to the east is enclosed land used for external storage.

2. PROPOSAL

- 2.1 These applications seek planning permission and listed building consent for the conversion of the ground floor to a café with alterations to the two bedroom flat above. On the ground floor, the internal staircase that provides access to the flat will be removed. The WC will be relocated to the centre of the ground floor and the kitchen will be extended into the area where the WC previously was situated. The existing PVCu door at the rear of the building will be replaced with a part glazed timber door. The proposed café will employ 2 full-time and 1 part-time members of staff, and propose the following opening hours: 0900 – 1700 Monday to Friday, 0900 – 1800 Saturday and 1100 – 1600 Sunday.
- 2.2 Externally, a steel staircase will be erected in the yard at the rear of the building, and a terrace will be created above the existing flat roof extension at the rear of the building. This will create a separate access to the flat on the first and second floors. The existing first floor window will be replaced with a partially glazed timber door. A timber privacy screen will be erected along the western boundary of the terrace. On the first floor, the bathroom will be relocated to the centre of the building, with a lounge/dining/kitchen area proposed at the front of the building, and a utility room at the rear. New partition walls will create the revised first floor layout. On the second floor, an en-suite will be installed in the larger of the two bedrooms, and the PVCu dormer window on the rear elevation will be replaced with a timber sash window. In line with amendments recommended by the Conservation Officer, black stained weatherboarding will be added to the rear elevations of the building, and the existing roof on the rear two storey extension will be replaced with new slates.
- 2.3 I note a very similar scheme was approved at the site in 2008 (reference SW/08/0272 & SW/08/0341). The main differences proposed under this application include the

addition of a staircase to provide a separate access to the flat above the proposed ground floor café and the erection of a first floor terrace. The internal layout differs slightly too, as the current proposal seeks the removal of the internal staircase between ground and first floor, along with the reduction in size and repositioning of the WC facility for the café. The internal layout on the first floor is also different to allow for the creation of a hallway leading from the proposed external access.

3. PLANNING CONSTRAINTS

- 3.1 Potential Archaeological Importance
- 3.2 Conservation Area Queenborough
- 3.3 Environment Agency Flood Zone 2/3
- 3.4 Grade II listed building

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)
- 4.2 Development Plan: Policies CP1, CP4, DM1, DM11, DM14, DM16, DM32 and DM33 of Bearing Fruits 2031: The Swale Borough Local Plan 2017
- 4.3 Supplementary Planning Guidance (SPG): ‘Conservation Areas’ and ‘Listed Buildings: A Guide for Owners and Occupiers’

5. LOCAL REPRESENTATIONS

- 5.1 None

6. CONSULTATIONS

- 6.1 Queenborough Town Council – No comments to make.
- 6.2 Environmental Health – Originally raised no objections to the proposal, subject to the conditions relating to hours of construction, sound insulation and mechanical ventilation systems. Sound proofing details were subsequently submitted and Environmental Health confirmed they consider the details will give a sufficient level of sound insulation.
- 6.3 Environment Agency – No objection.
- 6.4 KCC Archaeology – *“I have reviewed the details and note that there is very little ground excavation or alteration of historic fabric involved in the proposals. I am therefore satisfied that no archaeological measures are required in connection with this proposal.”*

7. BACKGROUND PAPERS AND PLANS

- 7.1 Plans and documents relating to 20/500809/FULL and 20/500810/LBC.

APPRAISAL

Planning application

- 7.2 The site is located within the built up area boundary of Queenborough, which is defined as a Local Centre under policy DM2 of the Local Plan. The change of use of the ground floor from a shop to a café is acceptable in my view, as it would add to the range of services available within Queenborough, and enhance the vitality of the town. Furthermore it would bring a derelict listed building back into use. I also note that the conversion of the ground floor of the building into a café was approved under applications SW/08/0272 & SW/08/0341, although these permissions were never implemented. As such, I am of the opinion that the principle of the application is acceptable.
- 7.3 With regards to residential amenity, the first and second floors are already in residential use, however have been vacant for a number of years. The erection of an external staircase and terrace at the rear of the building will create a separate access to the flat, and would also result in some internal alterations to the first floor of the flat. However I consider these make the best use of the space, whilst also ensuring minimal changes to the layout of the listed building occur. The proposed terrace will provide a small amount of outdoor space for the flat, and the erection of a privacy screen along the western boundary with Queenborough Yacht Club will ensure that the area has a significant degree of privacy and will prevent any harmful overlooking to the adjoining properties to the west of the site. Sound proofing is proposed between the ground and first floor to ensure the proposed café does not cause any unacceptable noise impacts on the flat above. Taking the above into account, I believe the proposal will provide an adequate standard of amenity for future occupiers of the flat.
- 7.4 I do not consider the proposal will have any unacceptable impacts to the amenity of any neighbouring properties. The attached property is the clubhouse for the Queenborough Yacht Club, and whilst the proposed external staircase and use of the flat roof may have some impacts on this building, taking into account its commercial use, I do not believe the proposal will be significantly harmful. The closest property to the east lies roughly 16m away and due to the distance, I do not envisage the proposals will have an unacceptable impact on this property.
- 7.5 The proposed external works will be located on the rear of the building, and the main change will include the erection of a steel staircase and creation of a terrace on the existing flat roof extension on the rear of the building. Due to the position of the property on the junction between High Street and West Street, this will be highly visible from public viewpoints. Following amendments in line with comments from the Conservation Officer, I believe the proposed external changes will be acceptable and will sit comfortably on the building. The other proposed external works, namely the replacement of PVCu doors and windows with timber and the additional of black stained weatherboarding on the rear elevation of the building would amount to minor changes in my view, but will improve the appearance of the property. I believe the character and appearance of the Conservation Area, as well as the listed building, would be preserved.

- 7.6 There is no dedicated parking for either the café or flat, however I note the site is in a central location and opposite a free public car park. As such, I have no concerns from this regard.

Listed Building Consent

- 7.7 The property is Grade II listed and the Council has a statutory duty to pay special regard to the desirability of preserving listed buildings, their setting and any features of interest which are present. Policy DM32 states that proposals to extend or alter a listed building will be permitted provided that the building's special architectural or historic interest it possesses is preserved. The impact of the proposal upon the listed building will be considered here.
- 7.8 The building is currently in a poor and disused state. Further details were requested relating to sound proofing and details of the method of fixing the metal railing and privacy screen to the flat roof. I am satisfied that no significant harm will occur to the listed building as a result, and Environmental Health have confirmed they are satisfied with the details. Two conditions have been imposed below to ensure details relating to the fixing of the privacy screen and metal railings are submitted and approved by the Council. I consider this will ensure these aspects of the development have an appropriate finish. Concern was raised regarding the removal of the original back wall of the property on the ground floor, and amended plans have subsequently been submitted ensuring this wall is retained.
- 7.9 Discussions took place regarding the timber privacy screen. Following amendments adding a top timber edging detail which would finish flush with the hit & miss vertical panels on either side of the fixing battens, I consider the screen will work well in combination with the proposed new element of the application of adding weatherboard cladding to the rear elevation of the kitchen extension and the rear wing at first floor level. With the weatherboarding stained black (as proposed), the metal railings in a black finish and the balcony screen also stained black to match the weatherboarding, the net visual effect would be an acceptable, coherent one. I include a condition below to ensure both the weatherboarding and timber privacy screen are stained black using the same timber preservation coating product.
- 7.10 The removal of modern features within the building, such as the replacement of existing PVCu windows and doors with timber (as shown on the submitted joinery details) and the removal of the internal staircase will enhance the character of the building. The proposed internal replacement doors (which would replace the non-original internal doors) to a similar, appropriately simple boarded design would also enhance the building in my view. The details of a traditional cast iron air brick to be used as ventilation in the bathroom are also acceptable.
- 7.11 I consider the proposal has been sympathetically designed to ensure minimal changes are made to the historic fabric of the building. I believe they will sit comfortably on the building. As such, I do not believe the building itself, its setting, or its historical and architectural interest would be harmed by the proposal.

8. CONCLUSION

- 8.1 Taking into account the above, the proposal will bring a vacant listed building back into use, to the benefit of the building itself and the surrounding Conservation Area. The proposal will not cause harm to residential and visual amenities, and as such, I recommend planning permission and listed building consent be granted.

9. RECOMMENDATION – GRANT subject to the following conditions:

FOR 20/500809/FULL Planning Permission only

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in accordance with the following approved drawings: HSQ1932.01, HSQ1932.054A , HSQ1932.05A, HSQ1932.06A, HSQ1932.07A, HSQ1932.08 and HSQ1932.09.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1800 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (4) Details of any mechanical ventilation system that will be installed shall be submitted to and approved by the Local Planning Authority and upon approval shall be installed, maintained and operated in a manner which prevents the transmission of odours, fumes, noise and vibration to neighbouring premises.

Reason: In the interests of residential amenity.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

FOR 20/500810/LBC Listed Building Consent only

CONDITIONS

1. The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following approved drawings: HSQ1932.01, HSQ1932.054A , HSQ1932.05A, HSQ1932.06A, HSQ1932.07A, HSQ1932.08 and HSQ1932.09.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the erection of the terrace railings, details of the fixing of the terrace railings to the new terrace floor surface shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building and preserving or enhancing the character and appearance of the surrounding area.

4. Prior to the erection of the timber privacy screen, details of how the screen would be fixed to the roof of the ground floor extension shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building and preserving or enhancing the character and appearance of the surrounding area.

5. The timber privacy screen and weatherboarding hereby approved shall be stained black using the same timber preservation coating product and shall be retained as such thereafter.

Reason: In the interest of the special architectural or historic interest of the listed building and preserving or enhancing the character and appearance of the surrounding area.

6. The air/vent brick to be used to provide ventilation to the proposed ground floor WC facility, and also to provide trickle ventilation at first and second floor levels, shall be the traditional cast iron vent brick shown in the submitted additional details unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building and preserving or enhancing the character and appearance of the surrounding area.

7. The replacement internal doors to be used in the development hereby permitted shall be Ledged & Braced FD30 Internal Fire Door unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

8. Prior to the use of the café commencing, the sound insulation details provided as part of the application shall be installed between the ground and first floors and shall retain the existing floor boards. Furthermore the outer layer of sound bloc plasterboard shall be provided with a plaster skim finish.

Reason: In the interest of the special architectural or historic interest of the listed building.

9. The insertion of any noise insulation and/or fire protection systems between the first and second floors of the building shall ensure the existing floorboards remain intact.

Reason: In the interest of the special architectural or historic interest of the listed building.


10. All works of making good shall be carried out with materials and methods of construction that match existing fabric of the listed building unless otherwise agreed in this consent.

Reason: In the interest of the special architectural or historic interest of the listed building and in the interest of preserving or enhancing the character and appearance of the surrounding area.



Ordnance Survey - data derived from OS Premium

20/500809/FULL & 20/500810/LBC - 9 High Street Queenborough ME11 5AA
Scale: 1:709
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