
SUMMARY REPORT

Application Ref:	20221062
Site Address:	Carl Ekman House, Tooley Street, Northfleet, Gravesend, Kent, DA11 9PN
Application Description:	Construction of front lobby area with canopy and new communal front entrance doors to include the redecoration of railings.
Applicant:	Gravesend Borough Council
Agent:	Mr Alex Johnson, Potter Raper Ltd
Ward:	Northfleet North
Parish:	Non-Parish Area
Decision due date:	29 th November 2022
Publicity expiry date:	26 th October 2022
Decision Level:	Planning Committee Decision
Reason for referral:	Council Application
Recommendation:	PERMISSION - subject to conditions

Summary of Reasons for Recommendations

The proposed front infill extension and canopy to Carl Ekman House will provide a sheltered entrance and much improved visual appearance to the building. The extension and canopy will frame the main entrance to the front of the building, which along with other external improvements to the entrance footway and railings, will significantly enhance the character of the street scene and the amenity of future occupiers of the block.

The development is in accordance with local and national planning policy, and therefore it is recommended that permission is granted subject to the following conditions:

1. The development hereby approved shall be begun not later than 3 years following the date of this decision.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:
 - Application Form - dated 30/09/2022;
 - Design and Access Statement - dated 29/09/2022;
 - Supplementary Information - Drawing Register;
 - 10066-PR-ZZ-ZZ-DR-PL001 - Location and Block Plan;
 - 10066-PR-ZZ-ZZ-DR-PL101 - Existing Plan;
 - 10066-PR-ZZ-ZZ-DR-PL102 - Proposed Plan;
 - 10066-PR-ZZ-ZZ-DR-PL201 - Existing Front and Rear Elevations;
 - 10066-PR-ZZ-ZZ-DR-PL202 - Existing Side Elevations;
 - 10066-PR-ZZ-ZZ-DR-PL203 - Proposed Front and Rear Elevations;
 - 10066-PR-ZZ-ZZ-DR-PL204 - Proposed Side Elevations;

- 10066-PR-ZZ-ZZ-DR-PL205 - Proposed Canopy Elevation;
- 10066-PR-ZZ-ZZ-DR-PL301 - Existing and Proposed Section A-A;
- 10066-PR-ZZ-ZZ-DR-PL302 - Proposed Section A-A.

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

3. The materials used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details shown on Application Form and Drawing no. 10066-PR-ZZ-ZZ-DR-A-PL205.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

MAIN REPORT

1. Site Description and Surroundings

- 1.1. Carl Ekman House is a large block of flats constructed in the late 1960s, located within the urban area of Northfleet. The block is a H shape unit consisting of 14 storeys and 52 flats.



- 1.2. There have been some external improvement works undertaken to the building in recent years, with the panelling updated and painted.

2. Planning History

Reference	Description	Decision	Decision Date
19650026	Erection of a fourteen-storey block of fifty-two flats and the construction of an underground car park for twenty-eight cars and twenty-eight car parking spaces	PERMITTED	06.07.1965

3. Proposed Development

- 3.1. This application seeks planning permission for the improvements to the front entrance of Carl Ekman House. The improvements proposed are:
- A flat roof infill extension and canopy to the front entrance
 - Renewal of tarmac entrance walkway
 - Painting of the front railings
- 3.2. The front extension requires planning permission by virtue of a block of flats not benefitting from permitted development rights. However, the re-tarmacking and painting of the railings do not require consent.
- 3.3. The extension will infill the space around the existing entrance of the building, moving the entrance towards Tooley Street. It will have a height of 2.5m, a depth of 6.5m and a width of 4.18m. The canopy will project beyond the principle elevation by 1.48m at a height of 2.9m and with a width of 6.05m. The canopy will be finished in black metal and the extension will have a glazed entrance and three skylights in the roof space, to provide additional light into the lobby area.
- 3.4. The railings will be painted black to match the proposed canopy and some new street furniture will be installed at the front in the form of benches and tree planters, as shown in the CGI imagery below:



4. Planning Policy, Development Plan and other Material Considerations

- 4.1. Gravesham Local Plan Core Strategy (September 2014):
- CS01 - Sustainable Development
 - CS18 - Climate Change

- CS19 - Development & Design Principles

4.2. Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the National Planning Policy Framework (NPPF) (2021) 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 (2021), the Council will also seek to replace these.

4.3. National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

5. Consultations and Publicity Responses

Consultations

5.1. Environment Agency

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee.

5.2. Local Ward Councillors

No comment received.

Publicity

5.3. Publication and Neighbour Consultation

Seventy-eight surrounding properties were consulted by letter and no representations were received. The consultation period expired 26th October 2022.

6. Planning Analysis and Service Manager (Planning) Comments

Principle of Development

6.1. The principles considerations within this application are:

- Design, Character and Appearance
- Amenity
- Parking and Highways
- Any Other Material Planning Considerations

Design, Character and Appearance

- 6.2. Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Section 12 (Achieving well-designed places) of the NPPF sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.
- 6.3. The proposed canopy will improve the visual appearance of the block, creating an attractive and welcoming entrance. The black metal materials are a modern material palette but are not considered to have any adverse impact on the appearance of the building or character of the street scene.
- 6.4. Overall, the proposed development will improve the external appearance of the block and create an attractive, modern entrance which benefits the street scene. The painting of the fencing and re-tarmacking of the path will similarly improve the street scene and tie in with the black metal canopy. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity

- 6.5. Policy CS19 (LPCS) seeks to protect amenity and ensure acceptable future living conditions. The NPPF (2021) also assists and seeks to ensure developments will function well, do not undermine quality of life and create attractive and comfortable places to live, work and visit and seeks to “secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings”.
- 6.6. The new canopy will provide a covered entrance to the flat block, providing residents and visitors with additional protection from poor weather, whilst improving the overall appearance of the building and area. Therefore, the development is considered to improve the amenity of current and future occupiers of the building.
- 6.7. The development will have no impact on the amenity of surrounding residents. The closest neighbouring property is approx. 24m from the proposed canopy, and there will be no impact in terms of loss of light, loss of privacy, sense of enclosure or loss of outlook.
- 6.8. Overall, the proposed development will safeguard the amenity of future occupiers and surrounding residents in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

- 6.9. The proposed development will have no impact on the existing parking provision of the residents of Carl Ekman House and will have no impact on the on-street parking available on Tooley Street. As such, the proposal is acceptable in highway terms.

Any Other Material Planning Considerations

Fire Safety

- 6.10. The proposed canopy extension will be approved separately by Building Control in terms of regulations around means of escape and fire spread. However, the applicant has confirmed that the design of the entrance does not materially affect means of escape from the existing arrangement, that the finishes and materials used in the

extension will be resistance to fire spread, and that access for fire services will not be affected.

7. Conclusion

- 7.1. The proposal is in accordance with local and national planning policy, and it is recommended that the proposed development is GRANTED planning permission. The canopy and other external works around the building will significantly improve the appearance of the building and the character of the street scene. There will be no impact on the amenity of future occupiers and surrounding residents, nor the parking provision or highway network.
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Recommendation

PERMISSION subject to conditions as follows:

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Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

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- 10066-PR-ZZ-ZZ-DR-PL203 - Proposed Front and Rear Elevations;
- 10066-PR-ZZ-ZZ-DR-PL204 - Proposed Side Elevations;
- 10066-PR-ZZ-ZZ-DR-PL205 - Proposed Canopy Elevation;
- 10066-PR-ZZ-ZZ-DR-PL301 - Existing and Proposed Section A-A;
- 10066-PR-ZZ-ZZ-DR-PL302 - Proposed Section A-A.

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

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Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).