

18 October 2023



A Kynes  
Planning and Building  
Canterbury City Council  
Council offices,  
Military Road,  
Canterbury,  
CT1 1YW

John Dyke  
E: @savills.com  
DL: +44 (0) 7409 8895

33 Margaret Street W1G 0JD  
T: +44 (0) 20 7499 8644  
F: +44 (0) 20 7495 3773  
savills.com

Dear Mr Kynes

## **105 CENTRAL PARADE, HERNE BAY, CT6 5JL**

On behalf of K and M Donald, freeholders of the property, I submit householder applications for planning permission and listed building consent for:

*“Refurbishment of the single dwelling house including replacement of existing UPVC rear windows with new timber windows, a new roof light over the retained staircase, limited removal and replacement of internal walls and partitions and replacement of non original fireplace surrounds with contemporary fittings. Demolition of existing rear extension and construction of new rear extension on three levels.”*

- Application form and Certificate A.
- Site and Location Plans.
- Existing, Demolition (Strip out) and Proposed Plans, Elevations, Sections and Context Elevations.
- Design and Access Statement including photographs and Schedule of Drawings.
- Heritage Statement.
- Flood Risk Assessment.

### **1. THE SITE AND SURROUNDINGS**

No. 105 is a terraced four storey single dwelling house at Central Parade on the seafront. It is one of nine similar north facing bow fronted Georgian houses. The buildings are in yellow stock bricks with stuccoed front elevations. There is a single storey double garage with access from the rear.

It has remained in single occupation for the past 40 years and is a very tired state. It is in much need of refurbishment.

The site is Listed Grade 2 and within the Herne Bay Conservation Area and Flood Zone 2.

### **2. PLANNING HISTORY AND PLANNING POLICY**

There are no previous permissions for No.105 but relevant consents on neighbouring properties are:

- 2016 Retention of three-storey rear extension to property with associated alterations at No. 102 (CA/16/00118 and 119)

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD



- 2005 First-floor conservatory to rear of dwelling at Saxby House at No.104. (CA//05/00963 and 00081)

Relevant planning policies are set out in adopted Canterbury District Local Plan 2017:

Policy HE1 Historic Environment and Heritage Assets  
Policy HE4 Listed Buildings  
Policy HE5 Development Affecting and Changes to Listed Buildings  
Policy HE6 Conservation Areas  
Policy HE8 Heritage Assets in Conservation Areas

### 3. THE APPLICATIONS

This submission follows the withdrawal of previous applications for planning permission and listed building consent (Your ref: CA/23/00220 and 00221).

We subsequently sought pre-application advice from the City Council (PRE/23/00170) on a more modest scheme and these applications responds to your comments.

The general layout of the front of the house is original. However, the layout and detail to the rear of the house has been altered with the introduction of kitchens, bathrooms, toilets and Upvc windows.

Planning permission and listed building consent are sought for:

- Demolition of the existing unattractive rear extension and steps and construction of a new rear extension on three levels: lower ground, upper ground and first floor. It will not span the width of the house. No. 104 adjoining has a first floor rear conservatory but there will be no side windows so no overlooking issues arise. Similarly, there are no side windows in the proposed elevation facing No.106. There is no impact on the amenity of neighbouring residents.
- On the lower ground floor, removal of the wall separating the hallway with the existing kitchen/diner and bedroom to create a new entrance to the bedroom and a separate utility room, open plan garden room and access to the plant room in the new extension. The ground floor division of the second bedroom into an ensuite, W.C. and dressing room. On the first floor, closure of the two existing doorways and enlargement of the wall opening into the proposed dining room and subsequent opening in the external wall to the kitchen extension. On the second floor, opening up of the stairwell with a new roof light above the upper stair landing. Alterations to the wall separating the hallway from the existing bedroom to create a dressing room and ensuite in place of the existing corridor and bathroom. The existing staircase is retained.
- Refurbishment of existing windows to the front elevation including original glazing.
- Replacement of modern UPVC windows in rear elevation with new timber double glazed windows to match existing original windows.
- Replacement of existing non original fireplace surrounds with contemporary fittings.

The existing floorspace of the house is 221sqm, proposed is 242sqm and the proposed rear extension is 34sqm (GIA).

No alterations are proposed to the garage in these applications.

#### 4. HERITAGE STATEMENT

The Heritage Statement assesses the impact in listed building terms and on the Herne Bay Conservation Area. It concludes that:

*“The proposals are a long overdue refurbishment and the significance of both the heritage asset and character and appearance of the Herne Bay Conservation Area will be retained and enhanced.”*

#### 5. OTHER MATTERS

The site is in Flood Zone 2. A Flood Risk Assessment is submitted.

A gas boiler and radiator water-based heating system is proposed throughout.

Provision for waste is as existing from the rear of the garage.

An initial damp investigation has been undertaken. The damp is mainly associated with the historic flooding of Herne Bay in 1953 when the sea level rose by approximately 2.12m. The conclusions are contained in the Design and Access Statement. It recommends, inter alia, creating:

*“a vented space between the wall surface using a range of studded membranes on the internal side of the wall. This damp proof membrane features 3mm studs which face the wall and creates air channels that allow vapour equalisation between the membrane and wall, thereby allowing the structure to ‘breathe’ whilst creating an isolation barrier against dampness. There are various finishes that can be applied over the membrane. The wall membrane can be extended into the void beneath suspended floor.*

This will be considered in detail at the design stage.

#### 6. CONCLUSION

105 Central Parade, a Grade 2 listed building, has remained in single occupation for the past 40 years. It is in a very tired state. Comprehensive refurbishment is proposed together with a replacement rear extension. It will remain a single family dwelling.

The proposed scheme uses appropriate materials and detailing throughout. It will enhance both the heritage asset and the character and appearance of the Herne Bay Conservation Area in accordance with the relevant policies of the Canterbury District Local Plan 2017.

Yours sincerely



John M Dyke  
Director