



# The Daylight Lab

Design - Planning - Daylight & Sunlight Consultants.

## DESIGN, PLANNING & HERITAGE STATEMENT

DECEMBER 2023, REF: 2362/DPH

### APPLICANT:

Mr Gary Cleaver

### SITE ADDRESS:

21 Castle Street

Dover

Kent CT16 1PT

### AUTHOR:

William Pottinger



## 1. Introduction

- 1.1. This combined design, planning and heritage statement accompanies the applications for full planning permission and listed building consent, submitted on behalf of Mr Gary Cleaver, for the proposed change of use of No.21 Castle Street from office premises to a single family dwelling.
- 1.2. It is the applicant's intention to purchase the property so that they may renovate it and make it their family home. The Council's assistance is therefore sought in expediting this application for the change of use, so that they may proceed with the purchase. A second detailed application for listed building consent will then be prepared and submitted, to all address all concerns related to any proposed building works.
- 1.3. This statement should be read in conjunction with the existing and proposed drawing set: 2361/TP01 & 2361/TP02.

## 2. Site

- 2.1. The application site comprises a generously proportioned 5 storey (lower ground to mansard) mid terrace property with deep rear garden, constructed around 1840 as a single family dwelling, but later converted to office use (date unknown, but pre 1991 according to information taken from planning application 91/00902).
- 2.2. The site is Grade II listed under an entry for Nos.7-29 Castle Street (odd numbers). The listing simply states: "Circa 1840. 3 storeys and basement with area. Yellow brick. No 29 has an extra storey. Slate roofs, some of them mansarded. Cornice and parapet above 2nd floor. 2 windows each. No 9 has a stuccoed portico with triglyph frieze, Nos 15 and 17 have doorcases with fluted pilasters and pediments. No 27 has a doorcase with 4 pilasters, flat cornice and elliptical arch. Other doorcases are round-headed with semi-circular fanlights. Cast iron spear railings."
- 2.3. This site falls within the boundaries of the Dover Castle Conservation Area.
- 2.4. The site has been vacant for many years, with fire safety documents displayed internally within the property suggesting it was last occupied in 2013.



Fig 1. Street elevation. No.21 is in the centre property.



Fig 2. Rear elevation. No.21 is the centre property.

### **3. Planning History**

3.1. The property was converted from a single family dwelling to office space sometime before 1991. Planning records for the change of use are unavailable online, however it is assumed that formal permission was granted.

### **4. Proposal**

4.1. A change of use is sought from use class E (which includes offices) to C3 (a single family dwelling).

4.2. No external works are proposed as part of the change of use.

4.3. No internal works are proposed as part of the change of use.

### **5. Layout and Residential Amenity**

5.1. The proposed accommodation will provide a generously proportioned 4 bedroom family dwelling with large rear garden in a highly accessible location.

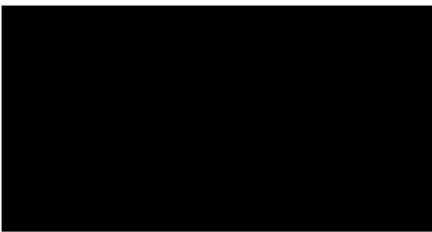
### **6. Heritage**

6.1. The existing fabric of the building shall remain unaffected by the change of use.

6.2. If the change of use is permitted, a second application for listed building consent will follow, that will address carefully restoring the property to its original layout, making necessary repairs, and any other works required to bring it up to an acceptable standard for habitation.

### **7. Conclusion**

7.1. The proposal will bring a long vacant commercial property in the heart of the Dover Castle Conservation Area back in to use, reinstating itself as a single family home, in a highly accessible location close to local services and public transport.



William Pottinger, The Daylight Lab, December 2023.