



Historic England

Mr Robert Lennis
Dorset Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

Direct Dial: 0117 975 0685

Our ref: P01007836

7 October 2020

Dear Mr Lennis,

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**ST MARTINS, QUEEN STREET, GILLINGHAM, SP8 4DZ
Application No. 2/2018/1437/FUL**

Thank you for your letter of 24 September 2020 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England has commented on numerous occasions on this development, previously expressing concerns about the scale and massing of the proposed replacement building. We have always maintained that development on this site would be acceptable in principle but that it should sensitively respond to and reinforce local character and distinctiveness and should seek to conserve the special character of the adjacent Conservation Area.

Given the above, Historic England is pleased to note that the most recent revisions have reduced the scale of the frontage by one storey. The scale of the primary elevations of the building will now be less overbearing and more contextual.

Whilst we do not wish offer detailed comments on the design, we concur with the Conservation Officer's response regarding the materials to be used which should be both contextually appropriate and of sufficiently high quality given this sensitive, prominent location and the nature of the surrounding built form. You should therefore be guided by your Conservation Officer regarding the suitability of the materials proposed and how these can be conditioned, particularly with regard to the use of grey brick and diaper pattern decoration, which appear rather inconsistent with the materiality and character of the surrounding settlement and adjacent Conservation Area.

Recommendation

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any



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features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Eve Van der Steen

Assistant Inspector of Historic Buildings and Areas

E-mail: Eve.VanderSteen@HistoricEngland.org.uk

cc: Jen Nixon, Senior Conservation Officer, Dorset Council



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