



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

2 Church Cottages

Address Line 1

Wrotham Road

Address Line 2

Meopham

Address Line 3

Kent

Town/city

Gravesend

Postcode

DA13 0AB

Description of site location must be completed if postcode is not known:

Easting (x)

564401

Northing (y)

166275

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Smith

Company Name

Address

Address line 1

2 Church Cottages, Wrotham Rd

Address line 2

Address line 3

Town/City

Meopham, England

County

Country

United Kingdom

Postcode

DA13 0AB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The reconstruction of the chimneys and partial reconstruction of the gable end wall reutilising the existing salvageable brickwork, and internal repairs due to scaffold collapse and the replacement of some modern 1970's structurally unsound defective construction works.

Has the development or work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/03/2022

Has the development or work already been completed without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☒ Yes
☐ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

120.00	Cubic metres
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What is the volume of the part to be demolished?

80.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

September

Year

1970

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Modern Internal concrete block walls, modern front brick wall construction, soft wood joists, concrete cast beam and fire place roof tiled scaffold board. Partial Gable end and front chimney and gable chimney.
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Scaffold collapse demolished the front chimney in part. the retained damage section requires partial removal to facilitate structurally sound reconstruction. Scaffold collapse rendered the gable end and chimney structurally unsound from just below 1st floor floor level. Front concrete beam is cracked through and structurally unsound. Removal of modern concrete Blocks to install traditional green oak frame based on No1 Church Cottages.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

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Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Green Oak Frame

Traditional Bricks in English Bond using bricks agreed with GBC

Roof being reinstated utilising the original Kent Peg Tiles removed with additional Kent Peg Tiles for the rear

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Other

Other (please specify):

General

Existing materials and finishes:

concrete, plasterboard, chipboard

Proposed materials and finishes:

As per the approved LBC Ref. No: 20201366

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Eaves Level Oak Frame, First Floor Oak Frame, GL1-2 Section Oak Frame, GL3-4 Section Oak Frame, GL5-Porch Oak Frame, GLA-B-C Section Oak Frame, GLD-E-F Section Oak Frame, GLG-H-J Section Oak Frame, GLK-L Section Oak Frame, Ground Floor Oak Frame, Landing and MB Oak Frame, Roof Oak Frame.

18033 - SK-100 - Proposed Ground Floor Plan, 18033 - SK-101 - Proposed First Floor Plan, 221220 SK001 Proposed Updated Front Elevation, 221220 SK002 Proposed Updated End Elevation, 221220 SK003 Existing Rear Elevation

230304 2CC Photographic Addendum

230307 2CC Access Statement

Heritage Statement as Constructed

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes

☐ No

If Yes, please provide details

As per the approved LBC Ref. No: 2020136

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

The application would be supported with the works to date and draft Oak Frame drawings proving acceptable and required as part of a revised LBC following a review of the state of the 70's construction works and the structurally unsound structure.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

First Name

Andy

Surname

Smith

Declaration Date

17/05/2023

☒ Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Andy Smith

Date

17/05/2023