



PELBCZ

Application: 20220275

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN
CONSERVATION AREAS) REGULATIONS 1990
(as amended by Section 10 of the Planning and Compensation Act 1991)**

NOTIFICATION OF GRANT OF CONSENT TO CARRY WORKS TO A LISTED BUILDING

To: **Mr D South
C/O Mr Jonathan Bolton, Synergy
Planning_ Property Consultants Ltd
The Office
The Larches
Higham
Rochester
Kent
ME3 7NQ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED CONSENT** for

Application For Listed Building Consent for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.

to the Listed Building situated:

at **The Old Parsonage
Butchers Hill
Shorne
Gravesend
Kent
DA12 3EB**

in accordance with your application for Listed Building Consent dated 11th March 2022 subject to the following:-

CONDITIONS AND REASONS

- 1 The development to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

Application form
Heritage Statement

Planning, Design and Access Statement
Photographs
Drawing no. 20/308/02 (existing survey drawing)
Drawing no. 20/308/05 rev A (proposed block plan)
Drawing no. 20/308/04 rev E (proposed elevations)
Drawing no. 20/308/03 rev E (proposed ground floor plan)
Drawing no. 20/308/01 (existing survey drawing)

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

- 3 No development shall commence until details at a scale of 1:10 & 1:5 as appropriate, of the proposed interface between the existing buildings and the new buildings is submitted to and agreed in writing by the Local Planning Authority. Window arches to the kitchen extension shall be rubbed gauged brick with 2mm lime putty joints to match the original and window sills to the kitchen extension shall be stone to match the original. Within the new garden room, the external walls of the main house should remain un-plastered.

Reason: To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.

- 4 All external joinery including windows and doors to the kitchen extension shall be of a timber construction only and to match the original in colour, detail and position within the wall. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

- 5 In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

- 6 All external glazing including windows and doors to the replacement conservatory/extension shall be of a structural glazing system. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, including the manufacturers details, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

- 7 Before any bricks are laid or roof is installed, samples and detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.
- Reason:** To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.
- 8 Ventilation of the roof space shall not be provided via tile vents.
- Reason:** To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.
- 9 Before the construction of the roof and eaves, details of the finishing treatment of the and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The projecting eaves profile shall be copper bronze finish (not powder coated) and roof shall be a green roof construction. The works shall be carried out only in accordance with the agreed roof and eaves details.
- Reason:** Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.
- 10 Before the construction of any verges or eaves, details of the treatment of verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The projecting eaves shall match that of the original side extension. The works shall be carried out only in accordance with the agreed verges and eaves details.
- Reason:** Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.
- 11 Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. Guttering shall be ogee in profile to match the original. The works shall be carried out only in accordance with the agreed rainwater goods details.
- Reason:** To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.
- 12 Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

INFORMATIVES:-

1 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION

In accordance with The Town and Country Planning (Pre Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 31 May 2022 to the inclusion of the following pre-commencement condition.

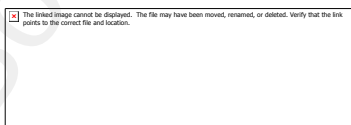
Condition 4 - details of the interface between the main building and the extensions

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 31 May 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



NOTES FOR THE APPLICANT

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within **six months** of receipt of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of the Planning (Listed Buildings & Buildings in Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.
2. If Listed Building Consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the council of the district in which the land is situated a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings & Buildings in Conservation Areas) Act 1990.

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990.

Demolition cases only:

4. If the consent is granted, the consent is not valid unless **one month's notice** has been given to English Heritage, and English Heritage has been given access to make a record before work begins. (See separate form of notice Dem-LB which can be obtained from the Borough Council).