

Application: 20230568

**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 Satnam Singh Dhaliwal, SD And JD Property Limited
C/O Mr Shailender Nagpal, Design And Plan Consultants Ltd
93 Cotmandene Crescent
Orpington
Kent
BR5 2RA**

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 change of use from existing use Class E to sui generis (HMO) use and office on the ground floor with alterations to the buildings.

to the Listed Building situated:

at **Heritage House
79 - 80 High Street
Gravesend
Kent
DA11 0BH**

in accordance with your application for Listed Building Consent dated 26th May 2023 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 by JF Heritage
Design and Access Statement
Window and Door Details
Drawing no. 01 rev A (existing floor plans)
Drawing no. 02 rev A (existing elevations)

Drawing no. 03 rev A (existing elevations)
Drawing no. 04 rev A (existing plans and elevations - outbuilding)
Drawing no. 05 rev B (proposed floor plans) applicant's agent has confirmed by email that this plan should be labelled rev C, not B as shown on the plan
Drawing no. 06 rev B (proposed elevation and block plan)
Drawing no. 07 rev B (proposed elevations)
Drawing no. 08 rev B (proposed plans and elevations - outbuilding)
Drawing no. 09 (proposed extractor section)

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

- 3 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 and in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 4 No works shall be carried out on the site until details of the protection of wall panelling and cornices, stair case hand rails and balusters have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.

Reason: To preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 5 Prior to the commencement of works, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works, including detailed drawings to a scale of 1/10 and ½ or full size, which comprehensively addresses all sound and fireproofing requirements.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 6 Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst these are in progress and upon completion.

Reason: To preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 7 Before the doors and partitions hereby approved are installed, details of their material, 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, showing their relationship to existing walls, floors and ceilings, 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 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 policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 8 The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out and shall include details of mortar (including mortar mix, colour, texture and pointing finish). The works shall be carried out only in accordance with the agreed repointing details.

Reason: To preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 9 Any new bricks required for the purposes of repairs shall match as closely as possible the size, colour, form and texture of the existing bricks.

Reason: To preserve the special architectural and historic interest of the Listed Building. in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 10 Before any lettering/signage is installed, drawings and sections to no less than 1:5 scale (or detailed specifications) of all new shopfront lettering or signage shall be submitted to and agreed in writing by the Local Planning Authority. The works shall only be carried out in accordance with the approved signage details.

Reason: To preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 11 Prior to the installation of secondary glazing full details shall be submitted to the Local Planning Authority to a scale of 1/10, 1/2 or full size and sections. The secondary glazing shall be installed in strict accordance with the approved plans and retained thereafter.

Reason: To preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 12 No works to windows shall take place until detailed drawings and a full written schedule of works and specifications for the repair of the existing timber windows have been submitted to and agreed in writing by the local planning authority including a method statement setting out the sequence of the works and the works carried out in accordance with the approved details. Should the extent of works alter during the course of the development then the applicant shall submit full details of the proposed alterations prior to carrying out the works.

Reason: These details are required prior to commencement to ensure special regard is paid to the interests of protecting the special architectural and historic character detailing of the Listed Building and to preserve the special architectural and historic interest of the Listed Building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

- 13 No development shall take place until the following details have been submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details:

1:10 & 1:2 of full size scale plans and sections illustrating details of the proposed new infilling of the existing staircase with full retention of its balustrade and stairs, showing the relationship with the new infill floor and framework partitions, together with proposed materials for such infilling.

Reason: To ensure special regard is paid to the interests of protecting the special architectural and historic character detailing of the Listed Building and to preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2023.

INFORMATIVES:-

1 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

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 20 March 2024 to the inclusion of the following pre-commencement conditions.

Condition 4 - Wall Panelling

Condition 5 - Methodology

Condition 13 - Staircase

2 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 22 March 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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).