



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	59
Suffix	A
Property Name	
Address Line 1	High Street
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0BB

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

Easting (x)	Northing (y)
564750	174290
Description	

Applicant Details

Name/Company

Title

Mr

First name

Ravinder

Surname

Bassi

Company Name

BD Managing Ltd

Address

Address line 1

61

Address line 2

Windsor Road

Address line 3

Town/City

Gravesend

County

Kent

Country

United Kingdom

Postcode

DA125BW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Summary of Repair Works – 59 High Street, Gravesend

We are carrying out essential repairs to the Grade II listed property at 59 High Street, Gravesend to address structural, roofing, and external maintenance issues. The key works include:

- Timber Frame Repairs – Replacing decayed sections of the timber frame at the front and rear elevations, particularly at the base, and applying waterproof protection to prevent future damage.
- Roof Repairs – Replacing damaged roof tiles, cleaning moss growth, and repairing defective lead flashing to prevent water ingress.
- Gutters & Downpipes – Clearing blocked gutters, replacing faulty downpipes, and ensuring proper drainage to prevent damp issues.
- Chimney & Parapet Works – Repairing a leaning chimney, replacing inadequate flash banding with proper lead flashing, and fixing deteriorated parapet haunching.
- External Cladding & Decoration – Replacing damaged timber shiplap cladding with cement board cladding for improved durability and weather resistance, redecorating external timber, and improving weatherproofing.
- Damp & Plastering Works – Addressing rising damp in solid walls by removing defective plaster, installing damp-proofing, and replastering affected areas.

These works will require scaffolding to complete safely, and we are seeking Listed Building Consent to proceed as soon as possible.

Has the development or work already been started 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

Related Proposals

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

- ☐ Yes
☒ No

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

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:

External walls

Existing materials and finishes:

1. Softwood structural timber (painted finish) 2. External Cladding Existing Material: Timber shiplap cladding (deteriorated and warped)

Proposed materials and finishes:

1. Treated hardwood or engineered timber (painted to match existing) Colour & Finish: White or off-white painted finish to match existing 2. External Cladding Proposed Material: Fibre cement board cladding (such as Marley Eternit Cedral Lap or similar) Colour & Finish: Painted finish to match existing timber appearance

Type:

Roof covering

Existing materials and finishes:

Tiles Existing Material: Clay plain tiles (weathered, moss-covered) Flashing Existing Material: Lead flashing (some damaged and detached) Parapet Existing Material: Cement haunching (cracked and failing)

Proposed materials and finishes:

Tiles Proposed Material: New handmade clay plain tiles (to match existing style and colour) Flashing Proposed Material: Code 4 lead flashing (Colour & Finish: Natural lead grey finish) Parapet Proposed Material: New lime mortar haunching (Colour & Finish: Natural light grey finish)

Type:

Rainwater goods

Existing materials and finishes:

Existing Material: uPVC and cast iron (some sections damaged or missing)

Proposed materials and finishes:

Proposed Material: New cast iron gutters and downpipes Colour & Finish: Black-painted cast iron to match historical appearance

Type:

Chimney

Existing materials and finishes:

Existing Material: Brick with old cement-based mortar

Proposed materials and finishes:

Proposed Material: Repointing with lime mortar Colour & Finish: Painted White brick with light grey/cream lime mortar finish

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

☐ Yes

☒ No

Neighbour and Community Consultation

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

☐ Yes

☒ No

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

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

Mr

First Name

Ravinder

Surname

Bassi

Declaration Date

05/03/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Ravinder Bassi

Date

06/03/2025