

Application: 20230296

**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 Naeem Karim
C/O Mr Roger Ward, Roger Ward Associates Limited
The Hoo Wrotham Road
Meopham
DA13 0HP
United Kingdom**

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

Listed Building Consent for the proposed single storey rear extension and internal alterations.

to the Listed Building situated:

at **62 Wrotham Road
Gravesend
Kent
DA11 0QF**

in accordance with your application for Listed Building Consent dated 30th March 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 precise accordance with the following submitted plans and particulars and pursuant to any condition hereinafter contained and there shall be no deviation therefrom without the prior permission in writing of the Local Planning Authority:-

Application Form (20230296) - dated 23/03/2023;
Design and Access Statement - dated 03/2023;
Drawing no. 1522.WD.01B - Existing Floor Plan and Heritage Assets Statement;
Drawing no. 1522.WD.02B - Site Location Plan and Existing and Proposed Block Plans;
Drawing no. 1522.WD.03C - Proposed Floor Plans;
Drawing no. 1522.WD.04 - Existing Elevations;
Drawing no. 1522.WD.05C - Proposed Elevations.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

3 No development shall take place above ground 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:

- Details at a scale of 1:5 of the proposed interface between the existing building and the new build.
- A fully detailed schedule, including drawings to a scale of 1:10 and ½ or full size with annotated photographs, for each and every window it is proposed to repair, restore, replace or insert secondary glazing onto, including methods or repair where applicable.

Reason As no such details have been submitted and in order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

4 All external joinery including windows and doors shall be of a timber construction only. 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 Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

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 in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

6 Prior to the installation of any window or door heads and cills hereby approved, details of their design, material and construction, in the form of scale drawings and material samples/specifications, 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 heads and cills details.

Reason Inadequate details of these matters have been submitted with the application and to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

7 Prior to the installation of the new roofs hereby approved, samples or detailed specifications of the new roof slates, which shall be natural blue black slates, 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 preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

8 Prior to above ground works, samples or detailed specifications of all new external finishes to be used in 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 external finishes.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

9 Before the render hereby granted consent is applied, a specification for the external render to be used 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 details. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,
- The relationship to existing finishes and openings.
- The colour and material specification.

Reason To preserve the special architectural and historic interest of the Listed Building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

10 Ventilation of the roof space shall not be provided via tile vents.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

11 Prior to the installation of the rainwater goods hereby permitted, samples or detailed specifications of all rainwater goods (including the method of fixing) 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 rainwater goods details.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

12 Prior to installation, 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 Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

13 Before any works are carried out to the ventilation holes, details of their treatment (including specifications of any internal glazing units) 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 The ventilation holes are important features of the Listed Building. Their preservation is necessary to preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

14 Prior to the rooflights hereby granted consent being installed, a detailed specification of all new rooflights shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- Size;
- Material;
- Colour;
- Method of opening;
- Method of fixing; and
- Appearance.

The rooflights should finish flush with the roof slates.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

15 Prior to the installation of the metal railings/handrails hereby approved, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:10 scale with 1/5 or full size details (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed railings/handrails details.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

16 Prior to the construction of the external steps hereby permitted, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:10 scale with 1/5 or full size details (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed external steps details.

Reason To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policy TC2 of the Local Plan First Review (1994).

INFORMATIVES:-

1 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.

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: 25 May 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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).