

Andy and Deborah Mills
27 Shrubby Road
Gravesend
Kent
DA12 1JW
21st March 2025

Your reference:

My reference: 27 Shrubby Road, Gravesend, Railings and Internal wall removal to create lower ground floor kitchen/ Dining room.

Dear Planning Admin,

Please find this cover letter for the planning application.

We wish to apply for Listed Building planning permission for the above address, which is a Grade II listed building in the conservation area of Windmill Hill. We have lived here for around 10 years and it is my 4th house on the Hill over the past almost 40 years.

Removal of internal wall.

We want to open up the 2 small rooms in the lower basement /lower ground floor. This is a supporting brick wall which divides the front dining room from the rear kitchen and will create a kitchen-diner. We have consulted a structural engineer to calculate beam size, pier sizes and foundation requirements for building regulations approval. I did the same works at number 11 Shrubby Road under approved planning application ref GR90-297 when I owned and lived there for 6 years from 1989. I'm also aware of this being done at numbers 9, 11 (as mentioned), 28 and last year at 19, all Grade II listed.

Replacement railings and access gate for front boundary wall

There is a previously approved but lapsed planning permission for this work (ref: 19960264) 27 Shrubby Road. The works were completed for 28 Shrubby Road (ref: 19960265). Confusingly both applications used the same combined drawing, but approval was provided separately. This application is in effect partly an updated submission for the railings. I have recently found the exact finial / Railhead that was used at 28 Shrubby Road and will be able to match exactly – details in the drawing 27-100-001.

I am including the following documents:

1. Elevation drawing – 27-010-01 - Front and Rear
2. Floor plan drawing – 27-020-01 – all 4 floors
3. Lower ground floor plan – As is 1:50 – 27-030-01
4. Lower ground floor plan – proposed 1:50 27-040-01
5. Section drawing 27-050-01
6. Site plan showing Lower ground floor plan – 27-060-01
7. Lower ground floor plan photos – As is 1:50 – 27-070-001
8. 8.Block outline of surrounding trees – 27-080-001

9. Photo sheet of existing railing and proposed copy of next door 28 Shrubbery Road - 27 - 100 -001
10. Dimension drawing for proposed new railing - 27- 110 - 001
11. 11.Listed Building Design and Access Statement – appropriate for the proposal
12. Covering letter

Yours sincerely

Andy and Deborah Mills