

Application: 20251250

**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 & Mr Ohlson & Till
C/O Mr James Clague, James Clague Architects
Latchmere House
26 Watling Street
Canterbury
CT1 2UD
United Kingdom**

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 porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.

to the Listed Building situated:

at **Boughurst Farm
Leywood Road
Meopham
Gravesend
Kent
DA13 0UD**

in accordance with your application for Listed Building Consent dated 10th December 2025 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 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 and particulars:

Application form

Drawing no. EX_010 (Location Plan)

Drawing no. 27680_EX005 (Existing Block Plan)

Drawing no. 27680_EX_04 Rev. A (Existing Sections)

Drawing no. 27680_EX_01 Rev. A (Existing Site and Roof Plan)

Drawing no. 27680_EX_02 Rev. A (Existing Ground and First Floor Phasing)

Drawing no. 27680_EX_03 Rev. A (Existing Elevations)
Drawing no. 27680_J001 Rev. A (Proposed Replacement Window Joinery Details - Sheet 1 of 2)
Drawing no. 27680_J002 Rev. A (Proposed Replacement Window Joinery Details - Sheet 1 of 2)
Drawing no. 27680_PL_01 Rev. D (Proposed Site and Roof Plan)
Drawing no. 27680_PL_02 Rev. D (Proposed Ground Floor Plan)
Drawing no. 27680_PL_03 Rev. E (Proposed First Floor Plan)
Drawing no. 27680_PL_04 Rev. F (Proposed Elevations)
Drawing no. 27680_PL_05 Rev. E (Proposed Sections AA BB CC)
Design, Access & Heritage Statement (December 2025)
Window Schedule V2
Preliminary Roost Assessment (23 May 2025)
Pre-Development Tree Survey and Report (16 May 2025)
Bat Survey and Mitigation Strategy (5 December 2025)

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

3. No development shall take place until a method statement for the protection of historic fabric during construction works has been submitted to and approved in writing by the Local Planning Authority. The statement shall include: measures to protect retained walls, floors, and features and temporary works and access arrangements.

The approved measures shall be implemented throughout the construction period.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

4. No works of demolition or alteration shall commence until a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority. The recording shall include photographic records and measured drawings where appropriate.

The programme shall include the following works:

- o The 19th-century staircase
- o The timber stud wall subject to alteration, including the reinstatement of the wall and plinth to match the original
- o Any other affected historic fabric.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

5. No development shall commence above ground level until details and samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. These shall include:
 - o Facing brickwork (including bond, colour, texture, and mortar mix)
 - o Roofing materials (including tiles/slates and ridge details)
 - o Rainwater goods
 - o External joinery finishes

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development and in the interests of protecting the special architectural and historic

character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

6. No development shall commence on the building's elevations, until a window schedule has been submitted to and approved in writing by the Local Planning Authority, identifying:
 - o Windows to be retained, repaired, replaced, or relocated
 - o Justification for each intervention

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and new development and in the interests of protecting the special architectural and historic character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

7. Notwithstanding the approved drawings, no new or replacement windows or doors shall be installed until detailed drawings at a scale of 1:10, with half or full size sections, have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Frame profiles, glazing bar sections, and cills
- o Method of opening
- o Materials and finishes
- o Glazing specification (including slimline double glazing where proposed)

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development and in the interests of protecting the special architectural and historic character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

8. Prior to the formation of any new structural openings, including the connection to the extension hereby consented, details shall be submitted to and approved in writing by the Local Planning Authority showing:
 - o Method of support
 - o Extent of fabric removal
 - o Making good of retained fabric.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

9. Details of all new internal joinery, partitions, and fireplaces shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

The details shall demonstrate:

- o Traditional construction methods
- o Appropriate materials and detailing.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

10. No roof works shall commence until details of the roof construction and junctions between the existing building and the extension hereby consented have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Eaves and verge details
- o Junctions with existing structure
- o Insulation strategy (to ensure breathability of historic fabric)

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

11. Notwithstanding the approved drawings, no external vents, flues, extracts, grilles, or terminals shall be installed until details have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Location and number of vents
- o Size and external appearance
- o Materials, colour, and finish
- o Method of installation (including how historic fabric will be penetrated and made good)

All vents shall be:

- o Kept to the minimum number necessary
- o Positioned in inconspicuous locations where possible
- o Designed to minimise visual impact on the historic fabric and elevations

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

12. Prior to their installation, full details of all rainwater goods shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Profile, size, and material (e.g. cast iron or cast aluminium)
- o Finish (e.g. painted black or other traditional colour)
- o Fixing details and locations

The rainwater goods shall:

- o Be of a traditional profile and appearance
- o Be fixed in a manner that avoids damage to historic fabric
- o Not be altered or replaced without prior written approval

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

13. No external pipework, meter boxes, service runs, or plant (including boiler flues, extract ducts, or air source equipment) shall be installed on the exterior of the building unless details have first been submitted to and approved in writing by the Local Planning Authority.

The details shall demonstrate that:

- o Installations are located in visually discreet positions
- o Routing avoids unnecessary disturbance to historic fabric
- o External appearance is minimised as far as practicable

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

14. All historic materials arising from demolition or alteration works (including timber, joinery and architectural features) shall be:

- o Carefully removed
- o Stored on site
- o Reused within the development where practicable.

Details of the reuse of materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

15. All works to existing historic fabric shall be carried out on a like-for-like basis, using appropriate traditional materials and techniques. Any repairs and making good shall:

- o Match existing in material, profile, and finish
- o Avoid unnecessary replacement of historic fabric.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

16. If any previously unidentified historic features are uncovered during the course of development, works shall cease in the affected area and the Local Planning Authority shall be notified immediately. Works shall not recommence until a scheme for investigation and/or mitigation has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

INFORMATIVES:-

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 and 4 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site. The reason for this is to ensure that there is no adverse impact on the architectural integrity of the listed building. Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

3 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 39 of the National Planning Policy Framework (NPPF) 2024, 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: 26 March 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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).