

Application: 20240179

**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 REFUSAL OF CONSENT TO CARRY OUT WORKS TO A LISTED BUILDING
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To: **Mr & Mrs Mathis
C/O Mr Rich, JRD Kent
Sandown Road
West Malling
Kent
ME19 6NS**

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

Application for Listed Building Consent for the erection of a single-storey rear extension and the conversion of a first-floor room into a bathroom.

to the Listed Building situated:

at **Old Vicarage
Church Street
Higham
Rochester
Kent
ME3 7LR**

in accordance with your application for Listed Building Consent dated 13th March 2024

and that the grounds for such refusal are:-

1. The proposed extension by virtue of its size, siting and design including fenestration would be out of keeping with the scale and character of this sixteenth century timber framed cottage and its rural setting and would therefore cause harm to the significance of this grade II listed building and would not preserve the character or appearance of the Church Street Conservation Area but would cause harm to it. As such, the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and sections 12 and 16 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Application form;
- Drawing no. 2331 E 001 - Location Plan;
- Drawing no. 2331 E 002 - Block Plan;

- Drawing no. 2331 E 005 - Existing Site Plan;
- Drawing no. 2331 E 010 - Existing Floor Plans;
- Drawing no. 2331 E 020 Rev. A - Existing Elevations;
- Drawing no. 2331 E 025 - Front Elevation in Context;
- Drawing no. 2331 P 100 - Proposed Site Plan;
- Drawing no. 2331 P 110 - Proposed Floor Plan;
- Drawing no. 2331 P 120 Rev. A - Proposed Elevations;
- Drawing no. 2331 P 125 - Proposed Front Elevation in Context;
- Drawing no. 2331 P 130 - Proposed Section A;
- Drawing no. 2331 P 131 Rev. A - Proposed Section B; and
- Design & Access Statement & Heritage Impact Assessment.

2 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) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 7 May 2024

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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).