

Application: 20230281

**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: **Gad's Hill School
C/O Mr Kasan Goh, Clay Architecture Ltd
Great Lines Studios
Marlborough Road
Gillingham
Kent
ME7 5HB**

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

roof and ceiling repairs to classroom H1 and library extension; repairs to cupola and boundary garden wall; take down and rebuild garden shed; repairs to Gardener's Cottage chimney; and replacement self-supporting front boundary fence to Gravesend Road

to the Listed Building situated:

at **Gads Hill House School
Gravesend Road
Higham
Rochester
Kent
ME3 7PA**

in accordance with your application for Listed Building Consent dated 27th 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 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
Covering letter dated 21 March 2023
Drawing no. 5284/PL/ 100 Location Plan

Drawing no. 5284/PL/ 101 Existing Block Plan
Drawing no. 5284/PL/ 102 Proposed Block Plan
Drawing no. 5284/PL/ 110 Existing Lower Ground Floor Plan
Drawing no. 5284/PL/ 112 Existing First Floor Plan
Drawing no. 5284/PL/ 113 Existing Second Floor Plan
Drawing no. 5284/PL/ 120 Existing North Elevation
Drawing no. 5284/PL/ 121 Existing South Elevation
Drawing no. 5284/PL/ 122 Existing East Elevation
Drawing no. 5284/PL/ 123 Existing West Elevation
Drawing no. 5284/PL/ 124 Existing Section F
Drawing no. 5284/PL/ 125 Existing Section F Detail
Drawing no. 5284/PL/ 125 Existing Section F Detail Hand Marked UP
Drawing no. 5284/PL/ 145 Proposed Section
Drawing no. 5284/PL/ 145 Proposed Section F Hand Marked Up
Drawing no. 5266/CS/ 616 Rev. A Existing Second Floor Plan
Drawing no. 5266/CS/ 617 Rev. A Existing Roof Plan

Additional Drawings received on 23.08.2023:

Design & Access and Heritage Statement Rev. A, V5
Retaining wall photographs
Helifix Product Sheet
Proposed Retaining Wall Butress Detail
Retaining Wall Plan
Drawing ref. GH/TSP/1903-01-B (Tree Survey Plan (North) (Existing Layout))
Drawing no. 5266/CS/603 Rev. A (Cottage (c) Existing Roof Plan)
Drawing no. 5284/PL/103 (Existing Site Plan Northern End Areas of External Works)
Drawing no. 5284/PL/111 Rev. A (Gad's Hill Place (H) Existing Ground Floor Plan)
Drawing no. 5266/PL/114 Rev. A (Gad's Hill Place (H) Existing Roof Plan)

Additional Drawings received on 11.09.2023:

Drawing no. 5284/PL/130 (Cupola repairs - existing roof plan)
Drawing no. 5284/PL/131 (Cupola repairs - base and reflected ceiling plan)
Drawing no. 5284/PL/132 (Cupola repairs - cupola roof plan)
Drawing no. 5284/PL/133 (Cupola repairs - existing front elevation)
Drawing no. 5284/PL/134 (Cupola repairs - existing section and rear elevation)
Drawing no. 5284/PL/135 (Cupola repairs - existing section and side elevation)

Additional Drawings received 11.10.2023:

Drawing Issue/Register
Historical photo of cupola
Drawing nos. 5284 (Annotated proposed stabilising of cupola)
Drawing no. 5284/PL/150 (Cupola repairs - proposed roof plan)
Drawing no. 5284/PL/151 (Cupola repairs - base and reflected ceiling pin)
Drawing no. 5284/PL/152 (Cupola repairs - cupola roof plan)
Drawing no. 5284/PL/153 (Cupola repairs - proposed front elevation)
Drawing no. 5284/PL/154 (Cupola repairs - existing section and rear elevation)
Drawing no. 5284/PL/155 (Cupola repairs - existing section and side elevation)

Further information received 18.10.2023

Schedule of Items

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

3. With the exception of the removal of the cupola, prior to the commencement of each item of works hereby approved, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works and relevant drawings, which comprehensively addresses each item as follows:

1. Ceiling/roof repairs
2. Cupola repairs
3. Repairs to garden walls

4. Rebuild shed
5. Gardener's Cottage chimney
6. Repairs/replacement of fence to Gravesend Road.

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 the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

4. No structural works shall be undertaken until a comprehensive and up to date structural report including working drawings as relevant for each item of works as follows has been submitted to and agreed in writing by the Local Planning Authority:

1. Ceiling/roof repairs
2. Cupola repairs
3. Repairs to garden walls
4. Rebuild shed
5. Gardener's Cottage chimney
6. Repairs/replacement of fence to Gravesend Road.

All structural works hereby agreed shall be carried out only in accordance with the specification of works and method statement contained in the approved structural report.

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 the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 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.

2 DEVIATION FROM APPROVED PLANS

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].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

In accordance with The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 and paragraph 36 of the Planning Practice Guidance the Local Planning Authority has agreed in writing with the applicant on 18.10.2023 to the inclusion of the following pre-commencement conditions:

Condition 3 and 4.

5 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 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: 19 October 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).