

Application: 20240468

**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 & Mrs Mathis
C/O Mr Rich, JRD Kent
Sandown Road
West Malling
ME19 6NS
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 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 23rd May 2024 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 accordance with the following schedule of approved plans:
- 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 Rev. A - Proposed Site Plan;
- Drawing no. 2331 P 110 Rev. A - Proposed Floor Plan;
- Drawing no. 2331 P 120 Rev. B - Proposed Elevations;
- Drawing no. 2331 P 125 Rev. A - Proposed Front Elevation in Context; and
- Design & Access Statement & Heritage Impact Assessment Rev. B.

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

- 3 Prior to above ground works on the single storey rear extension, samples and details of the slate for the roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.

Reason In order to protect the architectural and historic interest of this Grade II Listed Building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).

- 4 Prior to above ground works on the single storey rear extension, scaled drawings at a scale of 1:10, and 1:2 or 1:1 joinery details, of all windows and doors in the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.

Reason In order to protect the architectural and historic interest of this grade II Listed Building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).

- 5 Prior to above ground works on the single storey rear extension, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the wc. in the single storey rear extension shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.

Reason In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).

- 6 Prior to any works taking place on the conversion of the study to a bathroom at first floor level, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the bathroom shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the bathroom first being brought into use.

Reason In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).

- 7 The weatherboarding on the external walls of the single storey rear extension shall match the existing weatherboarding on the main dwelling as shown and annotated on drawing no. 2331 P 120 Rev. B.

Reason In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).

INFORMATIVES:-

1 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

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 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.

3 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: 18 July 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.
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).