

Application: 20230795

**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 Donald Holden
Flat 3
105 Windmill Street
Gravesend
DA12 1BW**

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 conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.

to the Listed Building situated:

at **196 And 197 Parrock Street
Gravesend
Kent
DA12 1EW**

in accordance with your application for Listed Building Consent dated 31st July 2023 subject to the following:-

CONDITIONS AND REASONS

- 1 The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason To comply with Section 51 of the Planning & Compulsory Purchase Act.

- 2 The works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:

20230795 - Application Form (dated 26 July 2023);
Covering Letter (dated 18 July 2023);
Planning Statement;
Planning Design and Access Statement - 14 June 2023;
Heritage Statement;
Noise Impact Assessment by Anderson Acoustics (June 2023);
Supplementary Information - Schedule of Accommodation;
Supplementary Information - Other Validation Requirements;
Supplementary Information - Drainage and Water Asset Plan;
Un-numbered Location Plan - Ordnance Survey Site Location Plan (scale 1:1250);

Un-numbered Location Plan - Block Plan (scale 1:200);
 Drawing no. PSH.001 - Site Plans Existing and Proposed;
 Drawing no. PSH.002 - Existing Front Elevation
 Drawing no. PSH.003 - Proposed Front Elevation
 Drawing no. PSH.004 - Existing and Proposed Rear Elevations;
 Drawing no. PSH.005 - Existing and Proposed South Elevations;
 Drawing no. PSH.006 - Existing Section A-A;
 Drawing no. PSH.007 - Proposed Section A-A;
 Drawing no. PSH.008 - Existing Section B-B;
 Drawing no. PSH.009 - Proposed Section B-B;
 Drawing no. PSH.010 - Existing and Proposed Section E-E (Basement Entrance);
 Drawing no. PSH.011 - Existing and Proposed Basement Floor Plans;
 Drawing no. PSH.012 - Existing and Proposed Ground Floor Plans;
 Drawing no. PSH.013 - Existing First Floor Plan;
 Drawing no. PSH.014 - Proposed First Floor Plan;
 Drawing no. PSH.015 - Existing and Proposed Second Floor Plans;
 Drawing no. PSH.016 - Existing and Proposed Third Floor Plans;
 Drawing no. PSH.017 - Existing and Proposed Roof Plans;
 Drawing no. PSH.019 - Section C-C (Basement Kitchen);
 Drawing no. PSH.020 - Detail to Sound Insulation Between Floors;
 Drawing no. PSH.030 - Front Wall and Railings;
 Drawing no. PSH.031 - Rail Head Detail; and
 Drawing no. PSH.044 - Proposed Rear Light-well.

Reason For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

3 All joinery (including staircases, handrails, spindles and newel posts, windows, secondary glazing, doors, architraves and skirting boards) shall be of a timber construction only. Door/windows shall not contain trickle vents. Joinery details shall be carried out only in accordance with the joinery details hereby granted consent.

Reason 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 All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

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.

5 In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason To 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.

6 Before any bricks are laid or roof is installed, samples or detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to

and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason To 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.

7 No internal works shall be carried out on the site until details of the protection of original doors and internal joinery have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.

Reason To 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.

8 Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

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.

9 Before any internal insulation or damp proofing measures are inserted, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority.

Reason To ensure 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.

10 No development shall take place above ground until the following details have been submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details:

- 1:20 scale plan sections and elevations of all proposed new internal floor structures, floor supporting structures, and internal partitions, including details of their relationship to historic structure, and junctions with historic fabric. The plans should include the methods for fire proofing and noise insulation.

Reason To ensure special regard is paid to the interests of protecting the special architectural and historic character detailing of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

11 No replacement rainwater goods shall be installed until samples or detailed specifications of all rainwater goods (including the method of fixing) are submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason To 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.

12 The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.

Reason To 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.

13 Before the repointing hereby granted consent is carried out, details of the mortar to be used for re- pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.

Reason To 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.

14 The excavation of the forecourt shall be carried out by hand (by tools held in the hand and not by power-driven tools) and any original steps, walls and railings retained for re-use.

Reason To 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.

15 If any cleaning of masonry is carried out, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.

Reason To 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.

16 Any new bricks required for the purposes of repairs shall match as closely as possible the size, colour, form and texture of the existing bricks.

Reason To ensure 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.

17 Before the metal railings/handrails are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:10 scale with 1/5 or full size details (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed railings/handrails details.

Reason To 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 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.

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].

Dated: 29 September 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).