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15th April 2025

Planning Service
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU.

Dear Sirs

Re: 3 Berkley Crescent, Gravesend, DA12 2AD.
Listed Building Application for internal alterations.

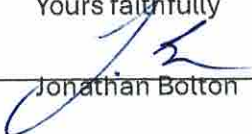
We hereby submit a Listed Building application for internal alterations as shown on drawing 25 466 02, the proposed floor layout drawing. The alterations to create en-suite bathrooms will be made using stud partitions with new false ceilings installed at a level below the original ceilings in order to retain original covings where these are present. Other original joinery will be retained such as skirting and architraves, although we advise that some alterations have been previously made to door openings to widen the door frames. Previous alterations we noted recently by Allan Cox who came round the building earlier this year.

The building has been vacant for some time and has been left with water leaking from a broken pipe which has caused extensive mould growth due to the excessive damp air inside the building. Much of the damp has been cleaned from walls and ceilings with further cleaning to be undertaken.

The previous use was as a dwelling. The proposal is to create a 6 bedroom HMO with this alteration being permitted development and therefore not requiring planning approval.

We trust we have provided sufficient information to enable this application to be considered, supported, as this proposal will bring the building back into repair and into use, and approved.

Yours faithfully


Jonathan Bolton

Regulated by RICS

Jonathan Bolton CEMDipFM MRICS Graham Dawes

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