



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Planning Permission; Listed Building Consent for alterations, extension or
 demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation
 Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	7
Suffix	
Property Name	Bronte School
Address Line 1	Pelham Road
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA11 0HN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564341	173910

Description

Applicant Details

Name/Company

Title

Mr

First name

Nicholas

Surname

Clements

Company Name

Bronte School and Nursery Ltd

Address

Address line 1

Bronte School

Address line 2

Mayfield

Address line 3

7, Pelham Road

Town/City

Gravesend

County

Kent

Country

Postcode

DA11 0HN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Bronte School is an independent prep school, for children ages 3 - 11. There are 149 children on the School roll. The School's premises, at 7, Pelham Road, Gravesend, comprise the (Listed) main school building (named 'Mayfield'), a play/garden area to the northwest of the building, and a car park to the south west of the building. The neighbouring area, to the south-west and north-west, belongs to Mayfield Grammar School and comprises a classroom building, parking areas and 4 tarmac tennis courts. The Grammar School allows daily use of the tennis courts by Bronte children, for sports and play.

Bronte Nursery, part of the same organisation as the School, has premises at 21, Pelham Road.

The proposal for which planning consent is requested is for the conversion of approximately 60% of the the existing School car park into a new sports/play area.

As currently configured, the car park, a roughly rectangular area of 23m x 29.5m, has 28 marked car spaces, including one minibus space. The unmarked area of the car park adjacent to the the School building, is available for car manoeuvring and is also used by parents, walking from the car park entrance at Pelham Road, to the school gate (located by the western corner of the School building) for pick-up and drop-off.

The background to the proposal is two-fold: firstly the School wishes to provide for the children an additional, high quality sports/play area, with an all-weather surface. The intention is to create attractive, landscaped areas around the sports pitch, which will also provide a much improved, safer, waiting area for parents. Secondly, the Grammar School is growing in pupil numbers, and there is some increased need for usage of the courts by Mayfield pupils. The Headmistress has been extremely generous in not significantly changing access by Bronte School. Looking to the future however, Mayfield usage may need to grow further. This inevitably has added to the signifcance of Bronte School having more of its own sports/play capacity.

Looking at the overall parking plan, the current provision for Bronte School and for Bronte Nursery comprises (1) the School car park (28 spaces) (2) rented parking at Mayfield School (10 spaces, used by School and Nursery Staff), (3) rented parking at Gravesend Cricket Club (The 'Bat and Ball,' cricket ground) (25 spaces, with around 5 spaces currently in use, by Nursery Staff).

Under the proposal the new parking plan would be: (1) the School car park (9 spaces plus two visitor spaces) (2) rented parking at Mayfield School (10 spaces, used by School Staff only) (3) rented parking at Gravesend Cricket Club (25 spaces, with anticipated usage of around 13 spaces by Nursery Staff) (4) Watling Tyres (10 spaces, for School Staff).

In summary, the proposal provides the School with a high quality new sports/play area, and a safer and more attractive area for parental pick-up and drop-off. Loss of parking space can be compensated for in two other areas.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
☐ Grade I
☐ Grade II*
☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac surface, with marked parking bays

Proposed materials and finishes:

Re-surfacing of around 60% of the existing car park area with an artificial grass, all-weather surface. The actual sports pitch and the surrounding runoff boundary would be in different shades of green. Additional landscaping of trees and raised flower/shrub beds (brick) Re-surfacing of the remaining 40% with new tarmac and new parking bay markings.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

The car park's boundary with Pelham Road side (south-east side) is a wall formed of stone foundation and pillars (white), with railings (navy blue) forming the upper half. The north east boundary is formed by the School building. The south-west and north west boundaries, with Mayfield School, are formed by a mesh wire fence, supported by steel posts.

Proposed materials and finishes:

Creation of new boundary (with a gate adjacent to the School building) running across (south-west to north-east) the existing car park. This would form the boundary between the sports/play area and the parking area. It is to be formed of a low level (30cm) brick wall, with attractive wooden picket fencing mounted on top. Additional high mesh to retain high flying balls from sports area. A line of climbing plants (e.g. evergreen jasmine) is to run next to this boundary. Replacement of existing mesh fencing, which currently forms the boundary between Bronte School Mayfield School, with high quality dark green railings, of the same height. Some additional beech hedging in boundary with sports/play area, and likely yew hedging in boundary with car park

Type:

Lighting

Existing materials and finishes:

Currently there are floodlights, on high pillars, around the Mayfield School tennis court area.

Proposed materials and finishes:

The proposal includes requesting of consent for the establishment of floodlighting of the sport/play area. This would involve four pillars, at each corner of the new area. There is a much smaller area to light, and so the new pillars would be of much lower height than the current floodlighting pillars around the Mayfield tennis courts.

Type:

External walls

Existing materials and finishes:

The south-west wall of the main school building of the same material (concrete blocks, rendered and painted white) as the remainder of the other walls. There are fewer windows however, and there are large wastage pipes running down the centre area.

Proposed materials and finishes:

It s proposed that the south-west wall would be re-rendered and re-painted. A series of planting beds would be introduced, and climbing plants (roses, wisteria) planted.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

1. Set of photographs of current car park and surrounding areas
2. General arrangement drawings of current area and proposed development
3. Detailed drawings, including material specifications of: main boundary (new sports/play area and car parking) ; new boundary fencing for north-west and south-west sides (boundaries with Mayfield School) ; landscaped area on north west side; new children's entry/departure area

Site Area

What is the measurement of the site area? (numeric characters only).

678.50

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The current school car park is used for staff and visitor parking. There is also dedicated parking for one minibus.

The unmarked area running adjacent to the school building is also used by twice per day by parents, as they drop children off in the morning, and assemble to pick them up at the end of the school day.

It is worth noting here that parental cars do not use the School car park. Parents park mainly at the next-door premises of the Church of Jesus Christ of Latter Day Saints. This is made possible by the very generous permission of the Church's Bishop. A few parents also sometimes briefly leave cars on single yellow lines along Pelham Road.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes

☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

See General Arrangement drawings

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cars

Existing number of spaces:

28

Total proposed (including spaces retained):

9

Difference in spaces:

-19

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
☐ No
☒ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
- ☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Nicholas

Surname

Clements

Declaration Date

21/02/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Nicholas Clements

Date

02/03/2023