

Application: 20231166

**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 Lakh Kallar, Kallarview Construction Limited
C/O Mr Peter Swain, Proun Architects
90 Borough High Street
London
SE1 1LL
United Kingdom**

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

Listed Building Consent for the change of use of the first and second floor levels to a house in multiple occupation including internal alterations.

to the Listed Building situated:

at **24 Stone Street
Gravesend
Kent
DA11 0NP**

in accordance with your application for Listed Building Consent dated 16th November 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 the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- Application Form (20231166) - dated 14/11/2023;
- Design and Access Statement - Rev. A (dated 02/2024);
- Heritage Statement - Rev. A (dated 02/2024);
- Supplementary Information - Air Quality Assessment by Redmore Environmental (11/09/2023);
- Supplementary Information - Acoustic Assessment Report by RBA Acoustics (ref. 12973.RP01.AAR.3 - Rev. 3) (05/04/2023);
- Supplementary Information - Titon HRV 1.6 Q Plus Declaration of Conformity Document;
- Supplementary Information - Titon HRV Maintenance (from Product Manual)

- Supplementary Information - Titon HRV 1.6 Data Sheet;
- Supplementary Information - MVHR System Noise or Dust Checklist (Master);
- Supplementary Information - Response to GBC Environmental Protection Comments;
- Supplementary Information - Existing Site Photographs (dated 07/2023);
- Supplementary Information - Email from Architect confirming roof plant equipment is not visible;
- Drawing no. 2997-57-00 - Rev. P5 - Ground, First and Roof Ventilation Services Layouts;
- Drawing no. 3580/L/01 - Existing Site Location Plan (scale - 1:1250);
- Drawing no. 3580/P/01 - Rev. B - Existing Floor Plans;
- Drawing no. 3580/P/02 - Rev. A - Existing Elevations;
- Drawing no. 3580/L/03 - Rev. A - Proposed Block Plan (scale - 1:500);
- Drawing no. 3580/P/03 - Existing Block Plan (scale - 1:200);
- Drawing no. 3580/P/04 - Existing Roof Plan and West Elevation;
- Drawing no. 3580/P/11 - Rev. C - Proposed Floor Plans;
- Drawing no. 3580/P/12 - Rev. B - Proposed Elevations;
- Drawing no. 3580/P/13 - Proposed Roof Plan and West Elevation;
- Drawing no. 3580/P/21 - Rev. B - Typical Section Details.

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. Prior to the commencement of the development hereby permitted, details of all internal joinery (staircases, handrails, spindles and newel posts, doors, architraves and skirting boards), including their design, specification, 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. These shall be of a timber construction only and the works shall be carried out only in accordance with the agreed details.

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. Prior to the commencement of the development hereby permitted, details of all external joinery, windows and doors, including 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. These shall be of a timber construction only and 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. Prior to installation, samples and detailed specifications of any 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. Prior to installation, 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. 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.

10. Prior to the replacement of any rainwater goods, samples or detailed specifications of all rainwater goods (including the method of fixing) 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 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.

11. 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.

12. Before any 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.

13. 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 Local Planning Authority. 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.

INFORMATIVES:-

1 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 and 4 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site. The reason for this is to ensure that works preserve the special architectural and historic interest of the listed building. Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

2 AGREEMENT FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION(S)

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 31/07/2024 to the inclusion of the following pre-commencement conditions 3 and 4.

3 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.

4 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: 31 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).