

Application: 20231338

**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 David Burdis
79 Marlborough Crescent
Sevenoaks
Kent
TN13 2HL**

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

refurbishment of some windows and the replacement of others and refurbishment of existing porch

to the Listed Building situated:

at **Tolhurst House
1 Victoria Road
Northfleet
Gravesend
Kent**

in accordance with your application for Listed Building Consent dated 27th February 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;
 - Location Plan;
 - Drawing no. 001-24-AGF-XX-00-DR-A-0500 Rev. 00 - Site Layout;
 - Drawing no. 001-24-AGF-XX-ZZ-E-A-0210 Rev. 01 - Existing & Proposed South Elevations;
 - Drawing no. 001-24-AGF-XX-00-E-A-0220 Rev. 01 - Existing & Proposed North Elevations;

- Drawing no. 001-24-AGF-XX-00-E-A-0230 Rev. 01 - Existing & Proposed East Elevations;
- Drawing no. 001-24-AGF-XX-00-E-A-0240 Rev. 01 - Existing & Proposed West Elevations;
- Drawing no. 001-24-AGF-XX-ZZ-DR-A-0100 Rev. 01 - Floor Plan Basement & Ground Floor;
- Drawing no. 001-24-AGF-XX-ZZ-DR-A-0110 Rev. 01 - Floor Plan Level 01 & Level 02;
- Window Locations Numbered;
- Joinery Details 1 - Joinery Detail Sheet Nos. 13, 14, 15, 16, 21, 22, 23, 24, 25, 29, 30, 31, 32;
- Joinery Details 2 - Joinery Detail Sheet Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 20, 26, 27, 28;
- Window & Porch Renovation Management Plan;
- Sheet no. 1 of 2 - Item 2;
- Sheet no. 2 of 2 - Item 2;
- Sheet no. 1 of 1 - Items 3 & 28;
- Heritage Statement;
- Invalid application responses;
- Photograph of building;
- Photograph of close up of a window.

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

3. Any metal fixings shall be non-ferrous.

Reason: In order to protect the special interest of this grade II listed building given that the proposed timber for the replacement windows is Accoya, which is a "pickled" or modified softwood timber and this will corrode standard metal screws, in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham Local Plan First Review (1994).

4. The colours of the windows shall match the existing windows i.e. white.

Reason: In order to protect the special interest of this grade II listed building in accordance with Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policy TC2 of the Gravesham 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.

Dated: 23 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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).