

Delegated Report

Approval of Details Application

Planning Application No: 20260059

Location: The George Inn Hever Court Road Gravesend Kent

Description: Application for the approval of condition 3 and 4 attached to planning permission reference number 20250582 relating to internal doors, partitions and other internal additions/features details of their material, design, specification, method of opening, method of fixing and finish (3), 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 (4).

Applicant: N/A

Site Visit Date: Mitchells & Butlers Retail Limited

Listed Building Consent was granted for internal alterations to install a disabled toilet under application ref. 20250582 on 20 October 2025. This was subject to a number of conditions including nos. 3 & 4 which this application seeks to discharge.

The information which has been submitted is as follows:

- Application form;
- Drawing no. 201 Rev. B – Proposed Site Plan;
- Drawing no. 203 Rev. D – Proposed Accessible WC Plan-Option 2;
- Drawing no. 401 Rev. C – Proposed Finishes & Builders Works Plan;
- Drawing no. 502 Rev. B – Proposed Internal Elevations;
- Drawing no. 503 Rev. A – Existing & Proposed External Elevation; and
- Design & Access and Heritage Statement.

Condition 3

3. *Notwithstanding the details included on the application form and approved plans, before the doors, partitions and other internal additions/features hereby approved are installed, details of their material, 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, showing their relationship to existing walls, floors and ceilings, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.*

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building in accordance with Policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2024.

The existing floor finishes, curtains, curtain poles, tongue & groove wall cladding and dado, wall lights, radiator, fan and screen would all be removed. The existing screen adjacent to the area would be removed and all disturbed surfaces made good.

The submitted details show that the disabled toilet would be formed by two stud walls connecting to the two main walls. The northern wall would finish in line with the central mullion and the wall would be a 926mm polished timber DDA WC door with radar lock. The internal walls of the toilet would be tiled up to 1500mm (300x100 Primo Graphite tile in horizontal brick bond pattern with Mapei-Anthracite grout) with paint above (Dulux Trade Eggshell- Pebble Grey). The external walls would be painted above the dado rail with Dulux Trade diamond matt 10YY 26/321 and below the dado rail with Dulux Trade scuffshield matt 90BG 11/101.

The existing timber framed windows would be retained and screwed shut with all ironmongery to be retained, it would be boarded over internally with the external face (glazing side) to be painted black. The existing timber ceiling would be boarded over with new plasterboard and skim. The ceiling would be painted two coats of Dulux Trade Heritage vinyl matter – Romney Wool. The existing ceiling lighting positions would be adapted to suit the new DDA layout, the existing water & waste pipes would be adapted to suit new layout.

There would be a hand drier, DDA emergency pull cord and emergency lighting/smoke detection, a mirror, new fan in existing opening and radiator.

Overall, it is considered that the details submitted show that the new disabled toilet would be installed in a sympathetic manner down to how and where the walls would attach to the existing fabric and the details of what would be installed, how the windows, floor, ceiling, and walls would be treated and sympathetic finishes and colours would be used. The toilet would be installed in a later (early 20th century) addition to the listed building it is considered that no harm would be caused to the architectural and historic interest of this listed building.

As such it is considered that sufficient information has been submitted to discharge condition 3 of listed building consent ref. 20250582.

Condition 4

4. Notwithstanding the details included on the application form and approved plans, 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 approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the listed building and in accordance with Policy CS20 of the Gravesham Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2024.

The submitted details show that there would be one vent in the southern wall which would be 220mm in width and 80mm in depth. The vent would be located in a later (early 20th century) addition to the building and not in the core historic element and as such it is considered that the proposed vent is acceptable.

In terms of pipes there would be an 100mm soil pipe in black uPVC, an 18mm water pipe in copper with grey lagging and a 32mm waste pipe in white uPVC. The soil pipe would be underground so is acceptable and although the copper pipe would be visible it is considered a sympathetic enough material and the pipework would as stated be located on the rear of an early 20th century addition to the building so it would not cause harm to the historic core part of the building. With regards the proposed 32mm waste pipe this too would be visible but it would be located on the rear of the more modern addition, low down on the wall and would be of a very small length. It is also considered some flexibility does have to be given in respect

of protecting this listed building and an understanding that waste pipes need to be a certain material given their function.

As such it is considered that the submitted details would protect the architectural and historic interest of this listed building and therefore sufficient information has been submitted to discharge condition 4 of listed building consent ref. 20250582.

Conclusion

Sufficient details have been submitted to discharge condition nos. 3 & 4 of listed building consent ref. 20250582 and it is recommended that those conditions can be discharged.

Recommendation

Approval of details

(For detailed informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	26th February 2026	Dated:	03 March 2026