



RELBCZ

**Application: 20220721**

**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 REFUSAL OF CONSENT TO CARRY OUT WORKS TO A LISTED  
BUILDING**

To: **Mr Anmol Kataria  
C/O Mr James Barron, Barron Edwards Ltd  
Whitehall Place  
47 The Terrace  
Gravesend  
DA12 2DL**

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

**internal alterations including the fitting of cooking units and flue extraction system and also includes the installation of a door in the later kitchen extension into the enclosed garden area**

to the Listed Building situated:

at **The Railway Bell  
Anglesea Place  
Gravesend  
Kent  
DA11 0RR**

in accordance with your application for Listed Building Consent dated 1st July 2022

and that the grounds for such refusal are:-

1. Insufficient detail has been submitted to allow the full impacts of the proposed development to be accurately assessed. In particular, the Heritage Statement provides limited information of the significance of the heritage asset and inadequate details of the door in the eastern flank elevation. As such, it is not possible to make a determination as to the impacts of the proposal on the grade II listed building. The proposal would be contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy TC2 of the Gravesham Local Plan First Review November 1994 and paragraph 194 of the NPPF (2021).

**INFORMATIVES:-**

**1 DRAWINGS AND DOCUMENTS**

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- Application form;
- Planning & Heritage Statement;
- Site Layout, Drawing no. 001 rev A;

- Block Plan, Drawing no. 002 rev A; and
- Existing & Proposed Floor Plans, Drawing no. 003 rev A.

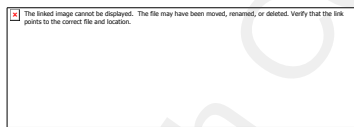
## 2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner.

In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 26 August 2022

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU




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### 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.  
  
**Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.**
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).

Gravesham Borough Council