

Application: 20250269

**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. Ayodeji Arigbabu
C/O Mr. Giovanni Mastromartino, GMArchitect
Innovation Centre Medway
Maidstone Road
Chatham
Kent
ME5 9FD
United Kingdom**

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

Application for Listed Building Consent for the creation of an ensuite shower-room in the bedroom on the third floor, a second family shower-room on the second floor carved out of the living room, upgrade the kitchen as part of the building renovation, upgrade the basement and make this an office as part of general renovation works, electrical upgrade and rewiring of the property, plumbing upgrade to include central heating in the rooms and carry out general insulation works to improve the energy efficiency of the property.

to the Listed Building situated:

at **14 Milton Place
Gravesend
Kent
DA12 2BT**

in accordance with your application for Listed Building Consent dated 21st March 2025 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 approved plans:

Application form
Design and Access Statement

Heritage Statement
Appendix 1 - Schedule of Works
Appendix 2 - secondary glazing details and photo
Appendix 3 - heritage casement window details
Appendix 4 - cast iron air brick
Appendix 5 - Kitchen Design Pack

OS Plan

Drawing no. 14MP03/PR (proposed first floor)
Drawing no. 14MP02/EX (existing ground floor)
Drawing no. 14MP02/PR (proposed ground floor)
Drawing no. 14MP04/EX (existing second floor)
Drawing no. 14MP07/EX (existing rear elevation)
Drawing no. 14MP04/PR (proposed second floor)
Drawing no. 14MP07/PR (proposed rear elevation)
Drawing no. 14MP01/EX (existing basement)
Drawing no. 14MP05/EX (existing roof plan)
Drawing no. 14MP01/PR (proposed basement)
Drawing no. 14MP05/PR (proposed roof plan)
Drawing no. 14MP06/EX (existing front elevation)
Drawing no. 14MP08/EX (existing side elevation)
Drawing no. 14MP06/PR (proposed front elevation)
Drawing no. 14MP08/PR (proposed side elevation)
Drawing no. 14MP03/EX (existing first floor)
Drawing no. 14MP BP01 PR (proposed block plan)
Drawing no. 14MP BP01 EX (existing block plan)

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

- 3 Prior to their installation, full details to a scale of 1/2 to full size showing how the insulation boards will be installed in relation to the skirting boards and architraves, shall be submitted to and approved in writing by the Local Planning Authority. The insulation boards shall be installed only in accordance with these approved details.

Reason: To 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.

- 4 Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst these are in progress and upon completion.

Reason: To 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.

- 5 Any new downpipes, soil pipes and rainwater goods shall be black cast metal, with half-round gutters fixed on rise and fall brackets without fascia boards. The development shall be carried out only in accordance with the agreed rainwater goods.

Reason: To ensure the rainwater goods help to preserve the character and appearance of the Listed Building and Conservation Area in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).

INFORMATIVES:-

- 1 **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 39 of the National Planning Policy Framework (NPPF) 2024, 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: 15 May 2025

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).