

**Application: 20240814**

**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)**

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| <p><b>NOTIFICATION OF REFUSAL OF CONSENT TO CARRY OUT WORKS TO A LISTED<br/>BUILDING</b></p> |
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To: **Mr Mehmet Celik  
C/O Mr Roger Ward, Roger Ward Associates Limited  
The Hoo  
Wrotham Road  
Meopham  
DA13 0HP**

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

**Application for Listed Building Consent for change of use from a funeral directors with maisonette above to an eight bedroom House of Multiple Occupation (HMO) including internal and external alterations.**

to the Listed Building situated:

at **38 Windmill Street  
Gravesend  
Kent  
DA12 1BA**

in accordance with your application for Listed Building Consent dated 1st November 2024

and that the grounds for such refusal are:-

- 1 The proposal by virtue of insufficient information on the noise and air quality mitigation, the proposed plastic circular brown vent grilles in the elevations of the building and the double glazed window in the ground floor rear elevation would not protect the architectural and historic interest of this grade II listed building and would not preserve the character and appearance of the Upper Windmill Street Conservation Area but would cause harm. As such the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

**INFORMATIVES:-**

1 For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- o Application form;
- o Drawing no. 1124.WD.01B - Existing Ground/Site, First and Location Plans;
- o Drawing no. 1124.WD.02B - Existing First, Second Floor and Block Plans;
- o Drawing no. 1124.WD.03 - Existing Photos Basement Floor;
- o Drawing no. 1124.WD.04 - Existing Photos Ground Floor Part I;

- o Drawing no. 1124.WD.05 - Existing Photos Ground Floor - Part 2;
- o Drawing no. 1124.WD.06 - Existing Photos First Floor;
- o Drawing no. 1124.WD.07 - Existing Photos Second Floor Generally;
- o Drawing no. 1124.WD.10B - Proposed Ground/Site and First Floor Plans;
- o Drawing no. 1124.WD.11 - Proposed First and Second Floor Plans;
- o Drawing no. 1124.WD.12A - Existing and Proposed Rear Elevations;
- o Planning, Design and Access Statement;
- o Brink Air for Life Installation regulations Sonair
- o Technical Data Sheet Envirograf Product Number: 42 HW01;
- o Sonair 3 Acoustic (sound attenuating) filtered air supply units);
- o Drawing no. 1124.WD.08 - Existing Photos External Part I;
- o Drawing no. 1124.WD.09 - Existing Photos External Part 2; and
- o Drawing no. 1124.WD.13 - Proposed Works Specifications.

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

Dated: 6 February 2025

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
Planning Service

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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).