



Delegated Report

Planning Application

Application no:	20220910
Location:	The George Inn Wrotham Road Meopham Gravesend
Description:	Application for approval of condition 3 attached to listed building consent reference number 20220507 relating to details of prior to above ground works, details of the lead roof, including the lead rolls, and its intersections with the remaining roofs and the rear of the main building along with details of the eaves and rainwater goods
Applicant:	Mr John Arthur, Shepherd Neame
Site Visit Date:	N/A

Planning and listed building consent for replacement of roof structure over food preparation area from pitched with valley to lead flat roof under application reference numbers 20220506 and 20220507 respectively.

The listed building consent ref. 20220507 was subject to conditions including no. 3 which this application seeks to discharge.

Consultations

No response from:

- GBC Conservation Officer

Analysis

Condition 3 is as follows:

- 3 *Prior to above ground works, details of the lead roof, including the lead rolls, and its intersections with the remaining roofs and the rear of the main building along with details of the eaves and rainwater goods, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details upon completion of the replacement roof.*

Reason *These details are required to ensure special regard is paid to the interests of protecting the special architectural and historic character detailing of the Listed Building and pursuant to Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved policy TC2 of the Gravesham Local Plan First Review 1994.*

The information which has now been submitted in pursuance of this condition is:

- Application form;
- Drawing no. 001 – Roof Details.

The submitted drawing is extremely detailed and shows a good level of detail. The lead roof detailing is acceptable – it will be a Code 5 lead covering; the lead rolls will have timber cores. There will be Code 4 lead cover flashing to be dressed down the rear wall of the main building where the new roof would attach and over new vent with ventilator and upstand detail. The attachment to the pitched roof element would be code 5 lead covering to be dressed up and over a new timber fillet and the existing felt will be lapped over leadwork. The eaves detail is code 5 lead to be dressed down over fascia and form drip detail into gutter. The rainwater goods will be cast iron.

The submitted details appear acceptable and would protect the architectural and historic interest of this listed building. As such it is considered condition 3 of listed building consent reference number can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	14th October 2022	Dated:	14 October 2022