



PELBCZ

Application: 20211501

**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 L Gofton
C/O Mr J Bolton, Synergy Planning & Property Consultants
The Office
The Larches
Higham
Rochester
ME3 7NQ**

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 erection of a single storey front extension.

to the Listed Building situated:

at **The Stables
Wrotham Road
Meopham
Gravesend
Kent
DA13 0HP**

in accordance with your application for Listed Building Consent dated 16th December 2021 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:

- Planning Application Forms (Planning and Listed Building) - received 6th December 2021;
- Covering Letter received 6th December 2021 (Planning and Listed Building);
- Design & Access Statement - received 6th December 2021 (Planning and Listed Building);
- Heritage Statement received 6th December 2021 (Planning and Listed Building);

- Drawing No. 21/331/01 Rev A - Site Location Plan and Existing Elevations and Floor Plan - received 6th December 2021 (Listed Building) and 16th December 2021 (Planning);
- Drawing No. 21/331/02 - Proposed Plans and Elevations - received 6th December 2021 (Planning and Listed Building); and
- Drawing No. 21/331/03 Rev B - Existing and Proposed Block Plans - received 6th December 2021 (Listed Building) and 16th December 2021 (Planning).

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

3 Prior to any above ground works and notwithstanding the details shown on the approved plans the following details and samples shall be submitted to and approved in writing by the Local Planning Authority:

- Full details of the proposed internal features to be installed such as doors, skirtings, etc.
- Details of the position, of all new external serving pipework including drainage pipes, soil pipes, gas pipes etc. and related fixtures (for the avoidance of doubt this includes communications and information technology servicing).
- Details and profiles of rainwater goods (which shall be cast iron)
- Detailed drawings to scale of 1:1, 1:5, 1:10 or 1:20 of all doors and windows (For the avoidance of doubt all external windows and doors to be timber and stained black as with the weatherboarding.)
- Detailed drawing at a scale of 1:10, showing the exact degree of recess of each of the proposed windows.
- 1:10 sectional details of the proposed roof lights, which shall be set flush with the roof plane
- A full schedule of all external facing materials to be used on the entire development

The details submitted and approved in accordance with items (a) to (g) above shall be implemented to the satisfaction of the Local Planning Authority before the dwelling is occupied.

Reason To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 and CS20 Gravesham Local Plan: Core Strategy (September 2014).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

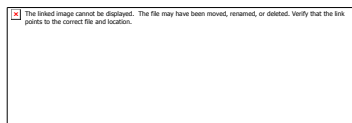
In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative 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.

2 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 18 February 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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).