

Application: 20221101

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr and Mrs Saunders
C/O Mr David Stere, Anthony Swaine Architecture Ltd
The Bastion Tower
16 Pound Lane
Canterbury
CT1 2BZ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 18th October 2022 in accordance with conditions 6, 9, 11 and 13 of the Notification of Grant of Planning Permission reference 20220156 to Develop Land dated 24 May 2022 in respect of:-

Application for Listed Building Consent for the erection of a single storey side extension to the South West elevation, two storey side extension to the North East elevation, together with internal and external alterations including conversion of the basement into habitable room, structural reinforcement of the unretained clay faced wall within basement, removal and replacement of windows, replacement of modern brickwork with matching bricks in lime mortar, repointing of the brickwork in lime mortar, and changing the use of shower room to utility room.

at: **Bower Cottage
Sole Street
Cobham
Gravesend
Kent
DA12 3AX**

and being **Application for approval of conditions 6, 9, 11 and 13 attached to Listed Building Consent reference number 20220156 relating to details and samples for: (6) specifications of the new leadwork, and roof tiles; (9) details of the treatment of verges and eaves, (11) siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion and (13) a comprehensive and up to date structural report including working drawings.**

subject to the following Informatives:-

Your attention is drawn to the following informatives

INFORMATIVES:-

1 APPROVED DRAWINGS AND DOCUMENTS

Application form

Covering letter (Proposed Basement Structures)
Drawing no. BCC/21/C01 (ventilation details)
Drawing no. BCC/21/C02 (lead valley, ridge and eaves details)
Drawing no. S2059-1600-003 rev 0 (proposed basement floor plan)

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the approved condition for this application relating to planning permission 20220156 is;

Condition 6 (details of new leadwork and roof tiles)
Condition 9 (details of the treatment of verges and eaves)
Condition 11 (ventilation)
Condition 13 (structural report)

3 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.

Dated: 11 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at**

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.