

Application: 20230322

**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: **Harbinder Bhandal**
C/O Mr Tim Ellis, Tim Ellis Conservation Architect
Parsonage House
The Street
Smarden
Nr. Ashford
TN27 8QA

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

Listed Building consent for the retention of insulation and new plaster and rebuilding rear outhouse; replacement of 3 no. uPVC dormer windows with purpose made timber dormers and pitched roofs; installation of dormer window to the south elevation; internal and external alterations and renewal of electrical and plumbing services; installation of new kitchen, utility room and bathrooms; installation of external lighting (wall-mounted and free-standing) and CCTV camera; conversion of part of outbuilding to plant room and re-roofing outbuilding; construction of entrance gates to Church Lane; reconstruction of garden wall to accommodate mature lime tree.

to the Listed Building situated:

at **East Court Manor**
Church Lane
Gravesend
Kent
DA12 2NL

in accordance with your application for Listed Building Consent dated 3rd April 2023 subject to the following:-

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form;
Design and Access Statement;
Heritage Statement;
Schedule of Alterations;
OS Map;
Drawing no. ECM/0123/01 Rev. A (Floor plans as existing);
Drawing no. ECM/0123/02 (Elevations as existing);
Drawing no. ECM/0123/03 Rev. B (Floor plans as proposed);

Drawing no. ECM/0123/04 (Elevations as proposed);
Drawing no. ECM/0123/05 Rev. A (House footprint and garden wall as existing);
Drawing no. ECM/0123/06 Rev. A (House footprint and garden wall as proposed);
Drawing no. ECM/0123/07 Rev. A (Church Lane entrance drive as existing & as proposed); and
Drawing no. ECM/0123/08 (Junction details to new plasterboard walls).

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

- 2 Prior to the commencement of any further works and within 3 months of the date of this consent, a detailed methodology shall be submitted to and agreed in writing by the Local Planning Authority. This shall include a full schedule of works which comprehensively addresses all works to be undertaken at the property, including all joinery details at a scale of 1:1, plaster detailing and a timetable for implementation. The works shall then be carried out in accordance with the approved details (including timeframe).

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 3 Before the dormer windows, windows and doors hereby granted consent are installed, details of their material, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed dormer window, window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 4 Before the roof repairs hereby granted consent are undertaken, samples or detailed specifications of the new roof tiles/slates, which shall be natural slates/plain clay tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials and the agreed timetable in condition 2.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 5 Before any bricks/stone are laid, samples of all new bricks/stone to be used in the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed brick/stone details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 6 Before they are installed, full details of the 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 shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 7 Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of all rainwater goods (including the method of fixing) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 8 Prior to their installation, full details of the colour/design of the gates hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory standard of appearance upon the completion of the development, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 9 Mortar and plaster for the purposes of re-pointing and re-plastering shall be carried out using hydraulic lime or lime putty, with lime hair where appropriate. The sand mix, colour, texture and pointing or plaster finish shall match as closely as possible the historic pointing or plaster found elsewhere on the building.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 10 Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan 2014.

- 11 Where the existing wall is disturbed as a result of the development hereby permitted these works shall be made good. All making good shall be carried out using good quality materials which precisely match and are sympathetic to the character and appearance of the existing structures.

Reason: In the interests of preserving and enhancing the character and appearance of this Grade II Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 CONSERVATION ARCHITECT/AGENT

The applicant is advised that it would be most beneficial if the currently appointed Conservation Architect/Agent could be retained to ensure the current work is carried out to an acceptable standard.

2 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITION

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of condition 3 (including the timing of compliance) are so fundamental to the development granted consent that such details must be submitted prior to the works commencing on site. The reason for this is to ensure that there is no adverse impact on the architectural integrity or setting of the listed building. Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

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: 14 June 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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).