



Application: 20220782

**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 Robert & Jennifer French & Lewis
C/O Mrs Frances Whittingham
60 Stanstead Road
London
SE23 1BS
UK**

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 the conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port

to the Listed Building situated:

at **Bailiffs House
Camer Park
Camer Road
Meopham
Gravesend
Kent
DA13 0XT**

in accordance with your application for Listed Building Consent dated 21st July 2022 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:

Application form
Design, Access and Heritage Statement
Structural Heritage Assessment Report
Drawing no. 906 rev P01 (proposed shed west and north elevations)

Drawing no. 905 rev P01 (proposed shed east and south elevations)
 Drawing no. 900 rev P01 (proposed shed floor plans)
 Drawing no. 707 rev P01 (conservation rooflight)
 Drawing no. 706 rev P01 (boot room entrance door)
 Drawing no. 705 rev P01 (bedroom door/window)
 Drawing no. 704 rev P01 (window details)
 Drawing no. 703 rev P01 (en-suite bath window)
 Drawing no. 702 rev P01 (fixed picture window)
 Drawing no. 701 rev P01 (window details)
 Drawing no. 700 rev P01 (cart door)
 Drawing no. 601 rev P01 (ridge detail)
 Drawing no. 600 rev P01 (typical wall and eaves detail)
 Drawing no. 112 rev P01 (proposed roof plan)
 Drawing no. 001 rev P01 (location plan)
 Drawing no. 111 rev P01 (proposed mezzanine floor plan)
 Drawing no. 110 rev P01 (proposed ground floor plan)
 Drawing no. 133 rev P01 (proposed section - west)
 Drawing no. 130 rev P01 (proposed section - east)
 Drawing no. 131 rev P01 (proposed section - south)
 Drawing no. 011 rev P01 (existing mezzanine floor plan)
 Drawing no. 021 rev P01 (proposed west elevation)
 Drawing no. 132 rev P01 (proposed section - north)
 Drawing no. 022 rev P01 (proposed south and north elevation)
 Drawing no. 012 rev P01 (existing roof plan)
 Drawing no. 010 rev P01 (existing ground floor plan)
 Drawing no. 002 rev P01 (block plan)
 Drawing no. 033 rev P01 (existing section - west)
 Drawing no. 032 rev P01 (existing section - north)
 Drawing no. 031 rev P01 (existing section - south)
 Drawing no. 030 rev P01 (existing section - east)
 Drawing no. 022 rev P01 (existing south and north elevation)
 Drawing no. 021 rev P01 (existing west elevation)
 Drawing no. 120 rev P01 (proposed east elevation)
 Drawing no. 020 rev P01 (existing east elevation)
 Drawing no. 600 rev P03 (typical wall and eaves detail)

Reason: To safeguard the appearance of the Listed Building in accordance with Policy TC2 of the Gravesham Local Plan 1994 and Policy CS20 of the Core Strategy 2014.

- 3 The rafter ends shall be finished in accordance with the details shown on drawing no. 600 rev P03 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

- 4 The rainwater goods, that shall be cast iron, and external pipework shall be black.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

- 5 The brick plinth shall be finished in a mix of reclaimed brick from the barn and those provided by sample from T Caudwell Yard for Reclaimed Bricks. The mortar shall be a medium texture in ivory, barley, or cream colour, square faced, slightly recessed and brushed to expose the aggregate as shown on drawing no 600 rev P03 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

- 6 The metal windows and doors must be fitted into a black stained timber window frames with timber sills (that can be hardwood and stained black) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

- 7 All materials used externally (save for the brick plinth subject to condition 5) shall match those listed in the submitted Design, Access and Heritage Statement.

Reason: In the interests of visual amenity and safeguarding the character and appearance of this former agricultural building which is a curtilage listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

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 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 19 October 2022

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).