



Application: 20240615

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION
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To: **Mr D South
C/O Mr Jonathan Bolton
Synergy Planning & Property Consultants Ltd
The Office
The Larches
Higham
Rochester
Kent
ME3 7NQ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 9th July 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20220275 to Develop Land dated 31 May 2022 in respect of:-

Listed Building Consent for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.

at **The Old Parsonage
Butchers Hill
Shorne
Gravesend
Kent
DA12 3EB**

and being **Application for a non-material amendment to Listed Building Consent reference number 20220275 to allow the changes in the shape of the windows to the side elevation, so the windows and taller in height, and to add one more skylight to the front roof slope.**

and the grounds of refusal are:-

- 1 Section 96A of the Town and Country Planning Act 1990 only relates to planning permissions and does not apply to listed building consents (LBC). There is no equivalent mechanism to make non-material alterations to LBCs under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application form
Covering letter
Drawing no. 20/308/04 rev E (approved elevation plans)

Drawing no. 20/308/03 rev E (approved ground floor plans)
Drawing no. 20/308/04 rev G (proposed elevations)
Drawing no. 20/308/03 rev K (proposed ground floor plan)

2 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) 2023, 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. The Council's pre-application advice service is available to the applicant however, in this instance, they chose not to use it.

Dated: 5 August 2024

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Shazad Ghani
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Head of Planning
Planning Service

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