



Delegated Report

Application No:	20240615
Location:	The Old Parsonage, Butchers Hill, Shorne, Gravesend DA12 3EB
Description:	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.
Applicant:	Mr D South

Proposal

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.

The application consists of the following:

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)

Relevant Planning History

20220266	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.	Permitted	31.05.2022
20240614	Application for a non-material amendment to planning permission reference number 20220266 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.	Under consideration	

Development plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

However an application under 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.

Recommendation:

Refuse

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5 August 2024	Dated:	5th August 2024