

Planning Department
Gravesham Borough Council
Civic Centre
Gravesend
DA12 1AU



17 February 2026

Dear Sir / Madam

APPLICATION FOR PRIOR APPROVAL UNDER SCHEDULE 2, PART 11, CLASS B OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) – CASTLE SHAW, WROTHAM ROAD, ISTEAD RISE, KENT, DA13 9EG

This application has been prepared on behalf of the applicant, Mr Avttar Channa, to determine whether prior approval is required for the method of demolition in relation to two outbuildings within the curtilage of the above property.

This application is supported by:

- 696_1250_DEM_01 Site Location Plan;
- 696_500_DEM_01 Existing Site Plan
- 696_500_DEM_02 Proposed Site Plan
- 696_100_DEM_02 Building A Existing Elevations
- 696_100_DEM_03 Building B Existing Elevations; and
- a Demolition Method Statement (setting out how the buildings would be demolished).

The two outbuildings (referred to as Building A and Building B) are located within the curtilage of Castle Shaw, to the south of the main dwellinghouse.

Building A is an existing barn and garage building, comprising a simple rectangular building. The building is constructed of a traditional cavity wall (an inner leaf of concrete blocks with an outer-facing brick wall) and a pitched roof (but, in this case, with clay tiles). There is an 'up and over' door on the northern elevation and two side-hung doors on the eastern elevation, as well as two single-glazed sash-style windows. The building has uPVC drainage pipes.

Building B is an existing stable block, comprising a simple rectangular building constructed of a single skin brick wall and a pitched roof overlaid with corrugated metal roofing sheets. There is a 'step' in the roof halfway along the length of the building to

reflect the change in ground levels. There are two doors (one being an 'up and over' door) and three rectangular, single-glazed, windows. The building also has uPVC drainage pipes.

The demolition is proposed to facilitate the construction of new outbuildings in the future.

In accordance with B.1 of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

- the buildings have not been rendered unsafe or otherwise uninhabitable;
- the demolition is not "relevant demolition" for the purposes of Section 196D of the Town and Country Planning Act 1990 (as amended);
- the buildings are not used for any purposes set out in B.1(c) or B.1(d) of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and
- the demolition does not relate to a statue, memorial or monument.

A site notice has been posted at the application site (on Wrotham Road) and will remain in place for no fewer than 21 days in accordance with B.2(b)(iv) of Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Johnson', with a stylized flourish above the 'J'.

MATTHEW JOHNSON BSc(Hons) MA(Dist) MRTPI

Gracechurch Town Planning Ltd is registered in England and Wales at Fifth Floor, 167-169 Great Portland Street, London, W1W 5PF, number 16299916.