

Application: 20240906

**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 Donald Holden
Flat 3
105 Windmill Street
Gravesend
DA12 1BW**

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 existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.

to the Listed Building situated:

at **196 And 197 Parrock Street
Gravesend
Kent
DA12 1EW**

in accordance with your application for Listed Building Consent dated 21st October 2024 subject to the following:-

CONDITIONS AND REASONS

1. The works to which this consent relates shall be begun no later than three years from the date of this consent.

Reason To comply with Section 51 of the Planning & Compulsory Purchase Act.

- 2 The works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:

Application Form - dated 05 October 2024;
Supplementary Information - Covering Letter (dated 18 October 2024);
Supplementary Information - Design and Access Statement;
Supplementary Information - Planning Statement;
Supplementary Information - Heritage Statement;
Supplementary Information - Secondary Glazing Manufacturer Details (1/2);
Supplementary Information - Secondary Glazing Manufacturer Details (2/2);
Supplementary Information - Materials Schedule;
Un-numbered Location Plan - Ordnance Survey Site Location Plan (scale - 1:1250);
Un-numbered Location Plan - Block Plan (scale - 1:200);
Drawing no. PSG/0724/01 - Proposed Basement Window Details;

Drawing no. PSH001 - Rev. A - Site Plans Existing and Proposed;
 Drawing no. PSH002 - Rev. 0 - Front Elevation Existing;
 Drawing no. PSH003 - Rev. 0 - Front Elevation Proposed;
 Drawing no. PSH004 - Rev. A - Rear Elevation Existing and Proposed;
 Drawing no. PSH005 - Rev. 0 - South Elevations Existing and Proposed;
 Drawing no. PSH006 - Rev. 0 - Section A-A Existing;
 Drawing no. PSH007 - Rev. 0 - Section A-A Proposed;
 Drawing no. PSH008 - Rev. 0 - Section B-B Existing;
 Drawing no. PSH009 - Rev. 0 - Section B-B Proposed;
 Drawing no. PSH010 - Rev. 0 - Section E-E Basement Entrance;
 Drawing no. PSH011 - Rev. 0 - Basement Plans Existing and Proposed;
 Drawing no. PSH012 - Rev. 0 - Ground Floor Plans Existing and Proposed;
 Drawing no. PSH013 - Rev. 0 - First Floor Plan Existing;
 Drawing no. PSH014 - Rev. B - First Floor Plan Proposed;
 Drawing no. PSH015 - Rev. A - Second Floor Plans Existing and Proposed;
 Drawing no. PSH016 - Rev. A - Third Floor Plans Existing and Proposed;
 Drawing no. PSH017 - Rev. 0 - Roof Plan Existing and Proposed;
 Drawing no. PSH019 - Rev. 0 - Section C-C Basement Kitchen;
 Drawing no. PSH020 - Rev. B - Detail to Sound Insulation Between Floors;
 Drawing no. PSH021 - Rev. A - Stud Partitions to Ensuite wcs;
 Drawing no. PSH022 - Rev. A - Basement Wall Insulation Elevation and Section;
 Drawing no. PSH023 - Rev. B - Rear Rainwater and Soil Pipes Existing and Proposed;
 Drawing no. PSH024 - Rev. B - Rear Basement Window;
 Drawing no. PSH025 - Rev. A - Existing and Proposed Extraction Vents and Flues to Rear Elevation;
 Drawing no. PSH026 - Rev. 0 - South Elevations Existing and Proposed Showing Positions of Extraction Vents;
 Drawing no. PSH027 - Rev. 0 - Bannister Protection;
 Drawing no. PSH028 - Rev. 0 - Architrave, Cornice and Skirting Sections;
 Drawing no. PSH029 - Rev. 0 - Stud Partition Details;
 Drawing no. PSH030 - Rev. B - Front Wall and Railings;
 Drawing no. PSH031 - Rev. 0 - Rail Head Detail;
 Drawing no. PSH032 - Rev. A - Basement Wall Insulation Elevation and Section;
 Drawing no. PSH044 - Rev. A - Proposed Rear Light Well;
 Drawing no. PSH061 - Rev. 0 - Extraction Ducts on Basement;
 Drawing no. PSH062 - Rev. 0 - Extraction Ducts on Ground Floor;
 Drawing no. PSH063 - Rev. 0 - Extraction Ducts on First Floor;
 Drawing no. PSH064 - Rev. 0 - Extraction Ducts on Second Floor;
 Drawing no. PSH065 - Rev. 0 - Extraction Ducts on Third Floor;
 Drawing no. PSH074 - Rev. 0 - Gas Pipes to Front of Property Existing;
 Drawing no. PSH078 - Rev. 0 - Retained Gas Pipes;
 Drawing no. PSH088 - Rev. 0 - Elevation of Extraction Ducts on Second Floor;
 Drawing no. PSH089 - Rev. 0 - Elevation of Extraction Ducts on First Floor;
 Drawing no. PSH090 - Rev. 0 - Existing and Proposed Electrical and Gas Meter Cupboards.

Reason For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

3 Prior to installation, and notwithstanding the details included on the application form and approved plans, details of the architraves for the new door opening shall be submitted and approved in writing by the Local Planning Authority. These shall match the original door openings within the Listed Building and the works be carried out in accordance with the agreed details.

Reason In order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 4 Prior to installation, and notwithstanding the details included on the application form and approved plans, details of any replacement door within the building hereby granted consent shall be submitted to and approved in writing by the Local Planning Authority. These shall be plain four panelled doors and the works shall be carried out in accordance with the agreed details.
- Reason** In order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.
- 5 Trickle vents shall not be inserted into the windows/doors hereby granted consent.
- Reason** To preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.
- 6 Prior to installation, and notwithstanding the details included on the application form and approved plans, details of the paint for the external gas pipe shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.
- Reason** To preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.
- 7 The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the extent of the re-pointing shall be submitted to and agreed in writing by the Local Planning Authority before the repointing hereby granted consent is carried out. The works shall be carried out only in accordance with the agreed repointing details.
- Reason** To preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.
- 8 The excavation of the forecourt shall be carried out by hand (by tools held in the hand and not by power-driven tools) and any original steps, walls and railings retained for re-use.
- Reason** To preserve the special architectural and historic interest of the listed building in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.
- 9 Any new bricks required for the purposes of repairs shall match as closely as possible the size, colour, form and texture of the existing bricks.
- Reason** To ensure the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

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 39 of the National Planning Policy

Framework (NPPF) 2024, 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 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

Dated: 7 February 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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).

