



Delegated Report

Listed Building Consent

Application No:	20240906
Location:	196 And 197 Parrock Street, Gravesend, Kent, DA12 1EW
Description:	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.
Applicant:	Mr Donald Holden
Site Visit:	10 January 2023

Submitted Documents/Plans

- 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.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240902	Application for a non-material amendment to planning permission reference number 20230794 to allow the creation of a new doorway and blocking off an existing doorway.	PERMITTED	06.02.2025
20230795	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.	PERMITTED	29.09.2023
20230794	Conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.	PERMITTED	29.09.2023
20220439	Application For Listed Building Consent for the conversion of five storey office building into 4no. 1 bedroom and 1no. 2 bedroom apartments.	REFUSED	04.10.2022
20220269	Conversion of five storey office building into 4no. 1 bedroom and 1no. 2 bedroom apartments.	REFUSED	04.10.2022

Development Plan

- CS01 - Sustainable Development
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 - Listed Buildings
- TC3 - Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- Design for Gravesham - Design Code (2024)
- Gravesend Town Centre Conservation Areas Management Plan (2009)
- King Street Conservation Area Appraisal (2009)

Consultations, Publicity and Representations

External Consultees

KCC Heritage – Nos. 196 & 197 Parrock Street are a Grade II listed building. I focus here on the archaeological implications of the proposed development and defer to your Conservation Officer in respect of the details with regard to built heritage.

The application site is located towards the centre of Gravesend which was a Medieval market town of historic importance. The area also has prehistoric and Romano-British archaeological potential with the record of a Roman copper alloy brooch c.25m north of the site. In this case it is likely that the relatively limited groundworks will be focussed on areas adjacent to the existing building and which may reveal former elements such as steps and other features related to the history of the listed building. As the proposed development may reveal and impact on below-ground archaeological remains and features related to the archaeological interest of the listed building, I recommend that the following condition is attached to any forthcoming consent:

To ensure that features of archaeological interest are properly examined and recorded during development works:

- (a) *Prior to any development works the applicant (or their agents or successors in title) shall secure a programme of archaeological work comprising of an archaeological watching brief (including historic building recording) so that structural building works and groundworks are observed and archaeological information is recorded. The archaeological work shall be undertaken by an archaeologist approved by the Local Planning Authority and in accordance with a Written Specification, which has been submitted to and approved in writing by the Local Planning Authority.*
- (b) *The archaeological watching brief and historic building recording, post excavation assessment,*

analysis and reporting shall be carried out in accordance with the agreed Specification.

- (c) Within 6 months of the completion of the programme of archaeological works a Report shall be submitted to and approved in writing by the Local Planning Authority.*

REASON To ensure that the archaeological interest of the site that would be affected by the development is properly examined and recorded in accordance with local and national planning policy.

Natural England – No comment received.

STG Building Control Group – No comment received.

Internal Consultees

GBC Environmental Protection – The comments made for the previous application (20230794) are still relevant. It's noted that whilst additional information and details have been submitted with this application, they do not fully address the matters raised previously. The following comments regarding the submitted details are made:

- windows and secondary glazing - drawings have been provided but they do not provide information with regards to the glazing specification in terms of sound insulation so that this can be assessed against the requirements given in the Noise Impact Assessment (NIA)
- Insulation between floors/walls – drawings have been provided but the technical specifications of the materials planned to be used have not been, so it can't be judged whether the proposed upgrading will match the requirements of the NIA
- Various drawings showing the design and location of extraction ducts and vents have been included, but no details of the actual mechanical ventilation system itself have been included. As per the recommendation in the NIA, the MVHR system must be such that it does not increase internal noise levels

If the Conservation Officer is happy that these matters can be addressed within the Listed Building as per the designs/drawings submitted, then they can be dealt with by conditions. It's noted that the Decision Notice regarding the previous application did not address these matters to Environmental Heath's requirements.

Noise Mitigation & Sound Insulation Post Completion Testing Report - No dwelling shall be occupied until a post completion noise survey has been undertaken by a suitably qualified acoustic consultant, and a report submitted to and approved in writing by the Local Planning Authority. The post completion testing shall assess performance of the noise mitigation measures and sound insulation measures in accordance with the 'Noise Impact Assessment & Sound Insulation Advice' report dated June 2023 by Anderson Acoustics (Report Ref: 6764_001R-1-0_DM) If the noise levels set out in the report mentioned above are exceeded, additional noise mitigation measures to ensure the appropriate noise levels can be met shall be submitted to an approved in writing by the Local Authority and implemented in full prior to the first occupation.

The final approved sound insulation scheme shall be implemented and maintained in accordance with the approved plans thereafter.

The Post Completion report shall assess the performance of any ventilation and cooling/heating system that has been installed to the satisfaction of the local authority. The approved alternative means of ventilation and cooling/heating shall be maintained thereafter.

Alternative Ventilation and Cooling - A scheme for alternative means of ventilation and air cooling and heating must be submitted in writing for approval to demonstrate that:

- The alternative means of ventilation and cooling will not compromise any noise protection measures
- The alternative means of ventilation and cooling will not present an adverse noise or odour impact on occupants

- The alternative means of ventilation and cooling will enable optimum living conditions in all weather and with reference to climate change predictions

The means of ventilation must comply with Approved Document O "Overheating" of the Building Regulations and submitted with all details submitted in accordance with Gravesham Borough Council's Mechanical Ventilation Heat Recovery System Checklist*

The alternative means of ventilation and cooling shall be maintained thereafter.

**Checklist will be forwarded to the Planning Officer separately.*

With regards to other matters, the following conditions and informatives are advised.

- Code of Practice on Construction and Demolition - Please apply as appropriate to minimise any impact on nearby premises.
- Drainage/sewerage - The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains sewerage systems.
- Smoke Control Informative - The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk
- Lighting - Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring.

GBC Waste and Recycling Manager – I have reviewed the attached planning application and please can I have confirmation of the refuse and recycling storage arrangements.

GBC Conservation Officer – Having reviewed the submission, which reflects the information submitted for the previous application, the following comments are offered:

The external gas pipe next to the front door should be painted to blend with the wall it is fixed to.

The internal fire doors should be plain four panelled.

On balance the new door opening on Drawing no. PSH014 is acceptable providing the architraves match the original door openings and the door is a plain four panelled. Plain Panel Door.

Local Ward Councillors – No comment received.

Neighbouring properties

Neighbour consultation is not required for Listed Building Consent, however an advert was published in the Gravesend Messenger and a notice displayed on site 31 October 2024.

The overall consultation period expired 22 November 2024.

Preliminary Matters

The consultees comments received from KCC Heritage and GBC Environmental Protection, were requested on the previous application and provided different advice. Therefore, the requests cannot be sought in this case.

In regard to GBC Waste, a condition attached to the approved planning permission (ref. 20230794) has recently been discharged for the waste storage.

Officer's Analysis

This application follows a grant of permission and Listed Building Consent (LBC) for the conversion of the existing building into a one bedroom flat and nine bedroom HMO (refs. 20230794 / 20230795).

Following the approvals, Building Regulation Inspections raised concerns with the positioning of an internal door at first floor level and requested it to be blocked up and a new opening created. This request means that the previous LBC is redundant, and a new application was required.

The change to the original planning permission was approved as a minor material amendment (ref. 20240902) (report attached at Appendix 1). Moreover, due to the minor nature of the change, the previous delegated report will be attached as an Appendix (2) and only the alteration to the door will be the discussed in this report.

Further to this, the previous LBC was granted with seventeen conditions attached. A discharge of conditions application was submitted in 2023 (ref. 20231059) and negotiations have been ongoing between the agent and Local Planning Authority for the past year, to ensure that details are acceptable. This application seeks to provide all of the details to bypass the need for conditions to be attached to the decision notice and therefore, this report will assess each of the previous conditions and consider if the details are acceptable.

Site Description

The site is Grade II Listed, in the King Street Conservation Area, in an Area of Archaeological Potential, in the Gravesend Town Centre Opportunity Area and in the Thames Estuary And Marshes Ramsar Buffer Zone.

The listing description for the property is as follows: -

An early C19 pair. 3 to 4 storeys and basement stock brick. The centre portion with 2 windows is flanked by 3 storey wings set back. Slate roof. Cornice and parapet. The centre portion has 3-light curved bays through the lower floors with decorated cambered head linings. No 195 has 2 sashes in its wing with some glazing bars intact and a Tuscan portico. No 196 has 1 sash and a round-headed doorcase with no portico.



Proposed Development

This application, following the previous permissions (refs. 20230794 / 20230795), seeks to convert the Grade II Listed Building into a self-contained basement flat and a 9no. bedroom HMO. This includes restoring the original basement light-well and some internal alterations to the non-historic fabric.

Principle of the Development

The principle of the development is acceptable, based on the previous permissions (report attached as Appendix 1). The main considerations this report will assess are:

- New door opening
- Details relating to conditions attached to previously approved LBC (ref. 20230975) (decision notice attached as Appendix 2).

New Door Opening

Development Plan policy places considerable emphasis on the importance of achieving high quality, beautiful and sustainable buildings and places. Paragraph 135 of the NPPF (2024) seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 (LPCS) reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF (2024) also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 216). This is echoed in Policy CS20 (LPCS), which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development affecting the setting of listed buildings, the primary consideration is the maintenance of the integrity of the original listed building, and whether the character or appearance of the listed building will suffer as a result. Proposals must be sympathetic in terms of their appearance and materials.

Saved Policy TC3 of the Local Plan 1994 also states that development is expected to make a positive contribution to the conservation area. As the application site lies within the King Street Conservation Area,

in close proximity to Listed Buildings, these policies are all relevant to the consideration of this application.

Whilst it is recognised that development which makes effective use of land should be supported (paragraph 124 of the NPPF (2024)), this comes with the proviso that it should safeguard and improve the environment and not conflict with other policies in the NPPF (2024). Relevant to this proposal, paragraph 129 of the NPPF (2024) which states that developments that makes efficient use of land should be supported, taking into account the identified need for different types of housing, the desirability of maintaining an area's prevailing character and setting, and the importance of securing well-designed places.

From a historic building/conservation point of view, the principle of converting the building into flats has been considered acceptable, as set out in the granted planning permission and LBC. This application seeks to block-up an existing door and create a new opening to provide access into a bedroom to comply with Building Regulation requirements. The internal alterations proposed are minimal and considered reversible. The Conservation Officer has raised no objection to the development, but has stated that the replacement door and all doors to be replaced within the development are plain four panel fire doors. A condition will be attached to the decision notice to ensure that details of the replacement doors are submitted to and approved in writing by the Local Planning Authority.

Overall, subject to conditions, the proposal would not cause harm to the character or architectural or historic interest of this Grade II Listed Building or the setting of the neighbouring cottage and in this respect would be compliant with Policies CS19 and CS20 of the Local Plan Core Strategy (LPCS) (2014) and saved Policy TC2 of the Local Plan First Review (1994).

Details Relating to Conditions

As aforementioned in this report, the previous LBC was granted in 2023 with seventeen conditions, with thirteen requiring discharge. These conditions related to:

- Internal Joinery Details (3)
- External Joinery Details (4)
- Samples and Detailed Specification of External Materials (6)
- Details of Protection of Original Doors and Joinery (7)
- Details of Siting, Appearance and Materials of Extractor Vents, Flues, Meter Boxes, etc. (8)
- Details of Internal Insulation and Damp Proofing (9)
- Scaled Drawings, Sections and Elevations of Internal Floor Structures and Partitions (10)
- Rainwater Goods (11)
- Raking out of Mortar (12)
- Repointing (13)
- Masonry Cleaning (15)
- Matching Brickwork (16)
- Front Boundary Metalwork (17)

This application is supported by details, which have been subject to extensive negotiations between the agent and Local Planning Authority, as seek to overcome the imposition of these conditions should this application be granted permission.

The assessment below will consider each condition and determine if the supporting details are acceptable:

Condition 3 states the following:

3. *All joinery (including staircases, handrails, spindles and newel posts, windows, secondary glazing, doors, architraves and skirting boards) shall be of a timber construction only. Door/windows shall not contain trickle vents. Joinery details shall be carried out only in accordance with the joinery details hereby granted consent.*

This condition was attached to ensure that all internal joinery works preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details of all internal joinery, including:

- Architrave, Cornice and Skirting
- Stud Partition Walls
- Secondary Glazing Details

The Conservation Officer has reviewed the details and confirmed acceptance, but has requested that the architraves of the new doorway are submitted to and approved in writing by the Local Planning Authority to ensure that they match the original door openings. Therefore, the condition will be amended, with details required for architrave of the new doorway to be submitted to and approved in writing by the Local Planning Authority.

Condition 4 states the following:

- 4. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.*

This condition was attached due to inadequate details being submitted with the original application, and to ensure that the development preserves the special architectural and historic interest of the Listed Building.

The application has been supported by details of all external joinery details of windows and doors, which are to be timber. The Conservation Officer has reviewed the details and considers the external joinery to be acceptable. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 6 states the following:

- 6. Before any bricks are laid or roof is installed, samples or detailed specifications of all external materials to be used on the works hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.*

This condition was attached to ensure that any replacement bricks or works to the roof preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details of the proposed bricks for the front boundary wall and these are considered to be acceptable, being 'Wienerberger Smeed Dean London Stock'. The Conservation Officer has accepted the proposed bricks. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 7 states the following:

- 7. No internal works shall be carried out on the site until details of the protection of original doors and internal joinery have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed protection measures.*

This condition was attached to ensure that the original features are protected in order to preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details showing how original doors and joinery would be protected.

Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 8 states the following:

8. *Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.*

This condition was attached due to inadequate details being submitted with the original application, and to ensure that the development preserves the special architectural and historic interest of the Listed Building.

The application has been supported by details of the extraction vents, flues, meter boxes, etc. and no objection has been raised by the Conservation Officer, subject to the external gas pipe painted to blend with the wall it is fixed to, which will be conditioned. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 9 states the following:

9. *Before any internal insulation or damp proofing measures are inserted, details of their construction, materials, design and methods of installation shall be submitted to and agreed in writing by the Local Planning Authority.*

This condition was attached to ensure that any insulation or damp proofing measures preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details relating to insulation and damp proofing, which have been accepted by the Conservation Officer. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 10 states the following:

10. *No development shall take place above ground until the following details have been submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details:*
 - *1:20 scale plan sections and elevations of all proposed new internal floor structures, floor supporting structures, and internal partitions, including details of their relationship to historic structure, and junctions with historic fabric. The plans should include the methods for fire proofing and noise insulation.*

This condition was attached to ensure that special regard is paid to the interest of protecting the special architectural and historic character of the Listed Building.

The application has been supported by scaled section drawings of the internal floor structures, which have been reviewed by the Conservation Officer and considered acceptable. Therefore, the condition would not be required in a permitted decision notice.

Condition 11 states the following:

11. *No replacement rainwater goods shall be installed until samples or detailed specifications of all rainwater goods (including the method of fixing) are submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed rainwater goods details.*

This condition was attached to ensure that any replacement rainwater goods preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details of the proposed rainwater goods, which have been accepted by the Conservation Officer. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Condition 12 states the following:

- 12. 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.*

This condition was attached to ensure that any works to rake out mortar for repointing preserve the special architectural and historic interest of the Listed Building.

The application has been supported by no information relating to the raking out of loose mortar, and therefore this condition will be attached to this decision notice.

Condition 13 states the following:

- 13. Before the repointing hereby granted consent is carried out, details of the mortar to be used for re-pointing (including mortar mix, colour, texture and pointing finish) shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed repointing and mortar details.*

This condition was attached to ensure that any repointing works will preserve the special architectural and historic interest of the Listed Building.

The application has been supported by no information relating to the repointing, and therefore this condition will be attached to this decision notice.

Condition 15 states the following:

- 15. If any cleaning of masonry is carried out, details of the method of any masonry cleaning shall be submitted to the Local Planning Authority and a test panel(s) undertaken in a position to be agreed with the Conservation Team. The submitted cleaning method and the test panel must then be agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved cleaning details.*

This condition was attached to ensure that any works to masonry will preserve the special architectural and historic interest of the Listed Building.

The application has been supported by no information relating to masonry cleaning, and therefore this condition will be attached to this decision notice.

Condition 16 states the following:

- 16. 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.*

This condition was attached to ensure that works preserve the special architectural and historic interest of the Listed Building. However, condition 16 does not require discharge and therefore would remain attached to any permission granted to ensure that any new bricks are appropriate and preserve the historic character of the building.

Condition 17 states the following:

17. Before the metal railings/handrails are installed, details of their design, scale, material(s) and finish, in the form of drawings and sections to no less than 1:10 scale with 1/5 or full size details (or detailed specifications), shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the agreed railings/handrails details.

This condition was attached to ensure that the metal railings and handrails will preserve the special architectural and historic interest of the Listed Building.

The application has been supported by details of the metal railings and handrails, which have been accepted by the Conservation Officer. Therefore, this condition would not be required in the decision notice and the approved plans condition will ensure that the development preserves the Listed Building.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed new door opening and blocking up of the existing doorway are not considered to impact the special architectural and historic interest of the Listed Building, and additional details have been submitted to address conditions attached to the previous permission.

Therefore, the proposal is recommended for approval subject to the following conditions:

- Internal joinery (Architraves)
- Internal Fire Doors
- Trickle Vents
- Painting of External Gas Pipe
- Raking out of Mortar
- Repointing
- Excavation
- Masonry Cleaning
- Replacement Bricks

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	5 th February 2024	Dated:	7 th February 2025