

Application: 20211397

**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: **Regina Szmajda, Kent County Council
C/O Mrs Gozde Nurkerim, Skanska Technology Ltd
Maple Cross House
Maple Cross
Rickmansworth
Hertfordshire
WD3 9SW**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED CONSENT** for

Listed Building Consent for internal repair works including the upgrade of original panelled fire doors, lime plaster repairs including the use of replacement laths to match existing, and windows and doors being repaired where required. Proposed external repair works include the repointing of ridges, replacing of roof slates to match existing where they are missing or have become loose and cleaning of the roof surfaces and gutters.

to the Listed Building situated:

at **Old Town Hall
High Street
Gravesend
Kent
DA11 0AZ**

in accordance with your application for Listed Building Consent dated 26th November 2021 subject to the following:-

CONDITIONS AND REASONS

- 1 The development hereby permitted shall be carried out in precise accordance with the following submitted plans and particulars and pursuant to any condition hereinafter contained and there shall be no deviation therefrom without the prior permission in writing of the Local Planning Authority:-
 - Application Form - dated 11/11/2021;
 - Design and Access Statement (GTH-STL-XX-XX-RPT-S-0110) - dated 25/10/2021;
 - Heritage Statement (P21-247) - dated 02/11/2021
 - Document no. GTH-STL-XX-XX-RPT-S-0109 - Scope Document – dated 03/11/2021;
 - Document no. GTH-STL-SPC-S-0009 - Project Specification - dated 04/10/2021;

- Drawing no. GRA-STL-XX-00-DWG-S-0001 - P01 - Location Plan (scale - 1:1250);
- Drawing no. GRA-STL-XX-00-DWG-S-0002 - P01 - Existing Block Plan (scale 1:500);
- Drawing no. GRA-STL-XX-00-DWG-S-0003 - P01 - Proposed Block Plan (scale 1:500);
- Drawing no. GRA-STL-XX-B1-DWG-S-1101 - P01 - Existing Basement Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1102 - P01 - Existing Ground Floor Plan;
- Drawing no. GRA-STL-XX-01-DWG-S-1103 - P01 - Existing First Floor Plan;
- Drawing no. GRA-STL-XX-RF-DWG-S-1104 - P01 - Existing Roof Plan;
- Drawing no. GRA-STL-XX-RF-DWG-S-1105 - P02 - Proposed Roof Repair Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1201 - P01 - Proposed Basement Plan;
- Drawing no. GRA-STL-XX-00-DWG-S-1202 - P01 - Proposed Ground Floor Plan;
- Drawing no. GRA-STL-XX-01-DWG-S-1203 - P01 - Proposed First Floor Plan;
- Drawing no. GRA-STL-XX-XX-DWG-S-1751 - P02 - Existing Elevation 1;
- Drawing no. GRA-STL-XX-XX-DWG-S-1752 - P02 - Existing Elevation 2;
- Drawing no. GRA-STL-XX-XX-DWG-S-1753 - P02 - Existing Elevation 3;
- Drawing no. GRA-STL-XX-XX-DWG-S-1754 - P02 - Existing Elevation 4;
- Drawing no. GRA-STL-XX-XX-DWG-S-1755 - P02 - Existing Elevation 5;
- Drawing no. GRA-STL-XX-XX-DWG-S-1756 - P02 - Existing Elevation 6;
- Drawing no. GRA-STL-XX-XX-DWG-S-1757 - P02 - Existing Elevation 7;
- Drawing no. GRA-STL-XX-XX-DWG-S-1771 - P02 - Proposed Elevation 1;
- Drawing no. GRA-STL-XX-XX-DWG-S-1772 - P02 - Proposed Elevation 2;
- Drawing no. GRA-STL-XX-XX-DWG-S-1773 - P02 - Proposed Elevation 3;
- Drawing no. GRA-STL-XX-XX-DWG-S-1774 - P02 - Proposed Elevation 4;
- Drawing no. GRA-STL-XX-XX-DWG-S-1775 - P02 - Proposed Elevation 5;
- Drawing no. GRA-STL-XX-XX-DWG-S-1776 - P02 - Proposed Elevation 6;
- Drawing no. GRA-STL-XX-XX-DWG-S-1777 - P02 - Proposed Elevation 7;
- Drawing no. GRA-STL-XX-XX-DWG-S-1801 - P01 - Fire Door Modifications;
- Drawing no. GRA-STL-XX-XX-DWG-S-1802 - P01 - Typical Window Modifications.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

2 Prior to any of the repair and upgrade works hereby permitted being carried out a method statement to fully demonstrate the extent and detail of repairs and upgrading works to the stone, brickwork, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Local Plan First Review (1994).

3 Before the commencement of any repointing, details of the mortar mix and pointing finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Local Plan First Review (1994).

- 4 Prior to any repair and upgrading works being carried out to any of the windows or doors, a schedule of works of the repair works for each window and door which should correlate with each window being numbered on corresponding drawings and photographs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason In order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Local Plan First Review (1994).

- 5 Prior to any replacement stonework being carried out, a petrographic analysis should be undertaken in accordance with the Historic England Guidance - 'Sourcing Stone for Historic Building Repair' and details of the replacement stone shall be submitted to and approved in writing by the Local Planning Authority. The replacement stonework shall be carried out in accordance with the approved details which should be in accordance with the Historic England Guidance above.

Reason In order to protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Local Plan First Review (1994).

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 38 of the National Planning Policy Framework (NPPF) 2021, 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 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.

ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.

iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.

iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 21 January 2022

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).