

Application: 20251229

**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990: SECTION 26H (AS AMENDED)**

To: **Mr _ Mrs Ripley
C/O Ms Liz Fitzgerald, Barker Parry Town Planning Ltd
33 Bancroft
Hitchin
Herts
SG5 1LA**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 2nd December 2025 under the provisions of Section 26H of the above mentioned Act and has determined the use, operation or matter set out therein being

Application for a Listed Building Lawful Development Certificate; Consideration of evidence to demonstrate that the dwelling is not curtilage listed.

at **The Coach House
West Down Farm
Shipley Hills Road
Meopham
Gravesend
Kent
DA13 0JP**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for Listed Building Consent in respect thereof must be made and Listed Building Consent obtained before any such proposals can be carried out.

The grounds for this determination are as follows:

1. Insufficient information has been submitted to demonstrate that The Coach House, West Down Farm is not curtilage listed and as such any works which would impact this curtilage Listed Building would require Listed Building Consent in accordance with SECTION 26H OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form
1783/1A - Existing Floor Plan
Assessment of Significance
Cover Letter

Dated: 13 January 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes

NOTES

APPEALS

An applicant who desires to appeal against a decision of the local planning authority to refuse (in whole or in part) an application for a certificate under section 26H; or the failure of a local planning authority to give notice of their decision on the application, must give notice of appeal to the Secretary of State within six months of the date of the notice of the decision or of the expiry of the appropriate period allowed under regulation 2(5), as the case may be, or such longer period as the Secretary of State may at any time allow.