

Application: 20240602

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr D South
C/O Mr Jonathan Bolton
Synergy
The Office, The Larches
Higham
Rochester
ME3 7NQ
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 4th July 2024 in accordance with conditions 3, 4, 6, 7, 9, 10, 11 and 12 of the Notification of Grant of Planning Permission reference 20221291 to Develop Land dated 25 January 2023 in respect of:-

Application for variation of condition 4 attached to planning permission reference no. 20200307 for Construction of a garage and drive from Butchers Hill with demolition of an existing timber store building; to enable the timber store to remain until the new garage is constructed so it can be used for building material storage during the works. reference 20220275 to Develop Land dated 31 May 2022 in respect of:-

Application For Listed Building Consent for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.

at: **The Old Parsonage
Butchers Hill
Shorne
Gravesend
Kent
DA12 3EB**

and being **Application for approval of condition 3, 4, 6, 7, 9, 10, 11 and 12 attached to listed building consent reference number 20220275 relating to details at a scale of 1:10 & 1:5 as appropriate, of the proposed interface between the existing buildings and the new buildings (3), 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 (4), 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, including the manufacturers details (6), samples and detailed specifications of all external materials to be used on the works (7), details of the finishing treatment of the and eaves (9), details of the treatment of verges and eaves (10), samples or detailed specifications of the rainwater goods (11) and 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 (12).

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

Application form
Cover Letter
Portland Stone photo
Goxhill Restoration Blend handmade roof tile
Sempergreen lightweight sedum roof details
KME TECU Classic Coated copper details
VELUX Heritage conservation roof window details
Guardian Glass window specification
Heritage light blend details
Ibstock Berry Light Stock declaration of performance
Conservatory Glazing by Aperto Venti Systems
Evolve Ogee gutter system details
Brick arch details
Drawing no. 20/308/08 (proposed rooflight detail)
Drawing no. 20/308/04 rev H (proposed elevations)
Drawing no. 20/308/19 (background ventilation detail for kitchen)
Drawing no. 20/308/18 (glazed margin detail)
Drawing no. 20/308/16 rev B (proposed details and roof section)
Window drawings (x3)
Drawing no. 20/308/06 rev B (proposed section A-A)
Photograph of brick arch received 21 October 2024

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the approved conditions for this application relating to planning permission 20220275 are;

Condition 3 (building interface and brick arches)
Condition 4 (external joinery)
Condition 6 (external glazing)
Condition 7 (external materials)
Condition 9 (eaves)
Condition 10 (verges and eaves)
Condition 11 (rainwater goods)
Condition 12 (external services)

3 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) 2023, 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.

Dated: 22 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

(a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.