



PELBCZ

Application: 20220446

**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: **Ms Sparks-Sanders
C/O Miss Liberty Watts, Liberty Rose Architects
Bella Vista
City Road
Radnage
HP14 4DW**

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 removal of cement render, inspect lateral movement, repair, re-render in lime.

to the Listed Building situated:

at **Old Post Office
The Street
Shorne
Gravesend
Kent
DA12 3EA**

in accordance with your application for Listed Building Consent dated 25th April 2022 subject to the following:-

Conditions

1. The development to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

- Application form;
- Drawing no. 1043-01 - Location Plan Existing;
- Drawing no. 1043-02 - Front Elevation As Proposed; and
- Heritage Statement.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to any works commencing, details of protection measures for all windows and doors including the bay windows (former shopfront) and dormer windows shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

4. Prior to any works commencing a programme of historic building recording of the front elevation of the building in accordance with Historic England Recording Level 3 shall be submitted to and approved in writing by the Local Planning Authority. After approval by the Local Planning Authority a copy of the report shall be sent to the Heritage Conservation Team, Kent County Council, County Hall, Maidstone, Kent for inclusion in the Kent Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

5. Prior to any of the existing render on the front of the building being removed a method statement detailing the method of removal of the render shall be submitted to and approved in writing by the Local Planning Authority. The render shall be removed in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

6. Following removal of the render on the front of the building and prior to any remedial works being carried out once an assessment of the exposed brickwork has been carried out, a detailed methodology statement to include a full schedule of works and scaled drawings to demonstrate the proposed remedial works shall be submitted to and approved in writing. The repair works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

7. No structural works shall be undertaken until a comprehensive and up to date structural report including working drawings has been submitted to and approved in writing by the Local Planning Authority. All structural works agreed shall be carried out only in accordance with the specification of works and method statement contained in the approved structural report.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

8. Prior to any re-pointing being carried out, details of the extent of repointing, mortar mix, colour, texture 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; any raking out of loose mortar for the purpose of re-pointing shall be done by tools held in the hand and not by power-driven tools.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

9. Prior to any brick repairs being carried out or render applied, 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 approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

10. Prior to any re-rendering of the front elevation taking place, a specification for the external render to be used shall be submitted to and agreed in writing by the Local Planning Authority. The specification shall define:

- The mortar mix,
- The number of coats and finish, including colour,
- Backing and edging materials,
- The relationship to existing finishes and openings.

The works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

11. If after removal of the render it is decided to retain the brick finish to the front elevation, then prior to any cleaning of masonry being carried out, details of the method of any masonry cleaning shall be submitted to and approved in writing by the Local Planning Authority to include a test panel(s) undertaken in a position to be agreed. The works shall be carried out in accordance with the approved details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

12. Prior to any internal insulation or damp proofing measures being inserted, details of their construction, materials, design and methods of installation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

13. Access shall be afforded at all reasonable times to allow the Council's Conservation Officer, or other representative, to inspect the works whilst they are in progress and upon completion of the works.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

14. Should it be necessary for any part of the front elevation to be taken down at any time this shall be done by hand (by tools held in the hand and not by power-driven tools) and the materials stored for re-use in a location to be approved in writing by the Local Planning Authority.

Reason: To avoid damage to the remaining building and to enable materials to be re-used in order to preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

15. Should any replacement rainwater goods be required as a result of the works they shall be cast metal and painted black; guttering shall be half round in profile and fixed by rise and fall brackets with no fascia board fitted.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

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.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994).

INFORMATIVES:-

1 REASON FOR IMPOSITION OF PRE-COMMENCEMENT CONDITIONS

Pursuant to Articles 35 (1) and (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority is satisfied that the requirements of conditions 3 and 4 (including the timing of compliance) are so fundamental to the development permitted that such details must be submitted prior to the works commencing on site. The reason for this is in order to preserve the special architectural and historic interest of the listed building. Due to the importance attached to these details, it is reasonable and necessary to seek full approval in advance of works commencing.

2 BUILDING REGULATIONS AND PARTY WALL ACT

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

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) 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.

4 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: 20 July 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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).