

Application: 20240128

**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 REFUSAL OF CONSENT TO CARRY OUT WORKS TO A LISTED BUILDING
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To: **Mr and Mrs Walker-Buckton
C/O Mr James Clague, James Clague Architects
40/41 Castle Row
Canterbury
CT1 2QY**

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

Application for Listed Building Consent for the installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.

to the Listed Building situated:

at **The Old Forge
Wrotham Road
Meopham
Gravesend
Kent
DA13 0JE**

in accordance with your application for Listed Building Consent dated 12th February 2024

and that the grounds for such refusal are:-

- 1 The proposed replacement windows and doors by virtue of their double glazing and design detailing would be unauthentic, incongruous and unsympathetic replacement windows and doors that would not preserve the architectural and historic interest of this Grade II Listed Building but would cause harm to it and would not preserve the character and appearance of the Hook Green Conservation Area. As such, the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2023).

INFORMATIVES:-

- 1 **DRAWINGS AND DOCUMENTS**

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

- o Application form;
- o Location Plan;
- o Drawing no. 19190.1_PL_02 - Existing Site Plan;
- o Drawing no. 19190.1_PL_03 - Existing Ground Floor Plan;
- o Drawing no. 19190.1_PL_04 - Existing First Floor Plan;
- o Drawing no. 19190.1_PL_05 - Existing Elevations - SE and NE;
- o Drawing no. 19190.1_PL_06 - Existing Elevations - NW and SW;
- o Drawing no. 19190.1_PL_10 - Proposed Site Plan;
- o Drawing no. 19190.1_PL_11 - Proposed Ground Floor Plan;
- o Drawing no. 19190.1_PL_12 - Proposed First Floor Plan;
- o Drawing no. 19190.1_PL_13 - Proposed Elevations - SE and NE;
- o Drawing no. 19190.1_PL_14 - Proposed Elevations - NW and SW;
- o Drawing no. 19190.1_PL_20 - Proposed Wall Treatments;
- o Design and Heritage Statement;
- o Refurbishment Survey (with MA only) Issue no. 1; and
- o Window Details pack of drawings.

2 STATEMENT OF POSITIVE AND PROACTIVE

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 manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 8 April 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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).