

Application: 20240125

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

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Mr & 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 Act 1990, has **REFUSED TO APPROVE** detailed plans and particulars submitted on 12th February 2024 in accordance with conditions 3 and 5 of the Notification of Grant of Planning Permission reference 20200655 to Develop Land dated 1 December 2020 in respect of:-

Application for Listed Building Consent for conversion of existing detached garage into one bedroom annexe and home office. Alterations and refurbishment of main house to include new flat roofs, new windows and doors

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

and being **Application for the approval of Listed Building condition 3 and 5 attached to planning permission reference number 20200655 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only) and a detailed repairs schedule.**

And that the grounds for such refusal are:-

- 1 The details submitted for condition 3 of Listed Building Consent 20200655 are not acceptable as 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 **DECISION PLANS**

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

- o Application form;

- o Drawing no. 19190_PL_500 - Joinery Details - Key Plan Proposed Ground Floor Plan;
- o Drawing no. 19190_PL_508A.1 - Proposed Window WG08A (Sheet 1 of 2);
- o Drawing no. 19190_PL_508A.2 - Proposed Window WG08A (Sheet 2 of 2);
- o Drawing no. 19190_PL_510 - Proposed Window WG10;
- o Drawing no. 19190_PL_511.1 - Proposed Window WG11 (Sheet 1 of 2);
- o Drawing no. 19190_PL_511.2 - Proposed Window WG11 (Sheet 2 of 2);
- o Drawing no. 19190_PL_512.1 - Proposed Window WG12 (Sheet 1 of 2);
- o Drawing no. 19190_PL_512.2 - Proposed Window WG12 (Sheet 2 of 2);
- o Drawing no. 19190_PL_521.1 - Proposed Door EDG01 (Sheet 1 of 2);
- o Drawing no. 19190_PL_521.2 - Proposed Door EDG01 (Sheet 2 of 2);
- o Drawing no. 19190_PL_523.3 - Proposed Door EDG03 (Sheet 1 of 3);
- o Drawing no. 19190_PL_523.2 - Proposed Door EDG03 (Sheet 2 of 3);
- o Drawing no. 19190_PL_523.3 - Proposed Door EDG03 (Sheet 3 of 3);
- o Drawing no. 19190_PL_524.1 - Proposed Door EDG04 (Sheet 1 of 3);
- o Drawing no. 19190_PL_524.2 - Proposed Door EDG04 (Sheet 2 of 3);
- o Drawing no. 19190_PL_524.3 - Proposed Door EDG04 (Sheet 3 of 3);
- o Drawing no. 19190_PL_525.1 - Proposed Door EDG05 (Sheet 1 of 3);
- o Drawing no. 19190_PL_525.2 - Proposed Door EDG05 (Sheet 2 of 3);
- o Drawing no. 19190_PL_525.3 - Proposed Door EDG05 (Sheet 3 of 3);
- o Drawing no. 19190_PL_526.1 - Proposed Door EDG06 (Sheet 1 of 3);
- o Drawing no. 19190_PL_526.2 - Proposed Door EDG06 (Sheet 2 of 3); and
- o Drawing no. 19190_PL_526.3 - Proposed Door EDG06 (Sheet 3 of 3).

2 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. 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

Your attention is drawn to the following notes

NOTIFICATION TO APPLICANT

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 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.
- 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.