

Application: 20220833

**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: **Messrs A Rhana and Asghar
C/O Mr Jonathan Bolton, Synergy
Synergy
The Office, The Larches
Higham
Rochester
ME3 7NQ**

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

Listed Building Consent for alterations to the previously approved internal layout of the first and second floor proposed flats including the installation of a Conservation Style AOV in the rear roof slope above the staircase to the flats.

to the Listed Building situated:

at **6 Berkley Crescent And 48 Harmer Street
Gravesend
Kent**

in accordance with your application for Listed Building Consent dated 28th July 2022 subject to the following:-

CONDITIONS AND REASONS

- 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 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 approved plans and documents:

Application form;
Design and Access Statement;
Drawing no. 20/297/01 Rev. D (Existing plans and elevations);
Drawing no. 20/297/03 Rev. I (Approved basement and ground floor plans);
Drawing no. 20/297/04 Rev. F (Approved first and second floor plans);
Drawing no. 20/297/03 Rev. O (Proposed basement and ground floor plans);
Drawing no. 20/297/04 Rev. L (Proposed first and second floor plans);

Drawing no. 20/297/06 Rev. A (Skirting Boards);
Drawing no. 20/297/07 (Doors and Door Frames);
Drawing no. 20/297/08 Rev. A (Coving);
Drawing no. 20/297/09 (Secondary Glazing);
Drawing no. 20/297/010 Rev. C (Joinery Details);
Drawing no. 20/297/012 Rev. A (Joinery Detail);
Drawing no. 20/297/13 (AOV Roof Light Detail);
Drawing no. 20/297/14 Rev. C (Coving);
Drawing no. 20/297/15 Rev. C (Skirting);
Monsoon Transformers TVL Range and Monsoon Wall Kits Detail; and
Insulated Vent Terminal Detail.

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

- 3 All joinery (including staircases, handrails, spindles and newel posts, windows, secondary glazing, doors, architraves and skirting boards) shall be of a timber construction only. Door/windows shall not contain trickle vents. Joinery details shall be carried out only in accordance with the joinery details hereby granted consent.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 4 The replacement or installation of any external materials (including bricks, tiles, stone, rainwater goods, windows and doors) to be used in the construction of the external surfaces of the flats hereby granted consent shall be implemented in accordance with the details hereby approved, unless any variation is agreed in writing by the Local Planning Authority prior to such replacement or installation as applicable.

Reason: To ensure that the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 5 Any replacement rainwater goods shall be carried out only in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to installation. Replacement guttering should be half round in profile and fixed by rise and fall brackets with no fascia board fitted.

Reason: To ensure that the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 6 The raking out of loose mortar for the purpose of any re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Details of the re-pointing, including the mortar to be used (mortar mix, colour, texture and pointing finish) and the extent to be undertaken, shall be submitted to and approved in writing by the Local Planning Authority before any repointing is carried out. The works shall be carried out only in accordance with the approved re-pointing details.

Reason: To ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 7 Mortar for the purposes of re-pointing shall be carried out using hydraulic lime or lime putty. The sand mix, colour, texture and pointing finish shall match as closely as possible the historic pointing found elsewhere on the building.

Reason: To ensure that the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 8 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 shall be carried out only in accordance with the details hereby granted consent unless any variation is agreed in writing by the Local Planning Authority prior to installation.

Reason: In order to ensure that the works preserve the special architectural and historic interest of the Listed Building, in accordance with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

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) 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.

Dated: 30 March 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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).