

Application: 20240729

**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: **Mr Paul Giles, Windmill Construction
C/O On Architecture
Logan House
St Andrews Close
Canterbury
CT1 2RP**

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 replacement of outbuilding forming single storey gym and retrospective external repairs to other outbuildings.

to the Listed Building situated:

at **White House Farm
School Lane
Higham
Rochester
Kent
ME3 7JH**

in accordance with your application for Listed Building Consent dated 8th August 2024 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 particulars:

Application form

Drawing no. 0010.000 (Existing block plan)

Drawing no. 0300.000 (Building 4 - Proposed floor plan and elevations as constructed)

Drawing no. 0020.000 (Building 9 - Existing plan)

Drawing no. 0030.000 (Building 9 - Existing elevations)

Drawing no. 0040.000 (Building 9 - Proposed floor plan and elevations as constructed)

Drawing no. 0306.000 (Rev. 1) (Building 9 - Proposed elevations)

Drawing no. 0200.000 Rev. 1 (Building 9 - Proposed plan)
Drawing no. 0400.000 (Building 9 - Proposed section)
Drawing no. 0301.000 Rev. 1 (Building 10 - Proposed elevations as constructed)
Drawing no. 0302.000 (Building 11 - Proposed floor plan and elevations as constructed)
Drawing no. 0303.000 (Building 12 - Proposed floor plan and elevations as constructed)
Drawing no. 0305.000 (Building 14 - Proposed floor plan and elevations as constructed)
Drawing no. 0304.000 (Building 13 - Proposed floor plan and elevations as constructed)
Location Plan
Proposal Assessment (July 2024 V.2 by Groundworks Archaeology)
Heritage Statement (July 2024 V.2 by Groundworks Archaeology)

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

- 3 The works shall be fully implemented in accordance with the external materials set out in the application form and approved plans listed in Condition 2, with the exception of those for the retaining wall at the rear of Building 9.

Reason: Inadequate details for the retaining wall have been submitted with the application, and in order to ensure that the works preserve the special architectural and historic setting of the listed buildings and visual amenity of the site, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 4 Before the existing flint retaining wall at the rear of Building 9 is demolished, details/samples of materials for its reconstruction using the same brick and flint pattern shall be submitted to and agreed in writing by the Local Planning Authority. This should incorporate the existing salvaged bricks. The works shall be carried out only in accordance with the agreed details.

Reason: To preserve the special architectural and historic interest of the setting of the Grade II listed buildings and the visual amenity of the site, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

- 5 Where the existing flint retaining wall to the rear of Building 9 and adjoining buildings are disturbed as a result of the development hereby permitted, these works shall be made good. All making good shall be carried out using good quality materials which match and are sympathetic to the character and appearance of the existing structures.

Reason: In the interests of preserving and enhancing the character and appearance of the setting of the Grade II listed buildings, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 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.

2 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].

3 BUILDING REGULATIONS CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 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.

5 OAK TREATMENT

New oak posts should not be treated in order to enable them to age and colour naturally, and it is advised that the existing oak posts should no longer be treated for the same reason.

Dated: 3 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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).