



PELBCZ

Application: 20220428

**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: **Mrs Jane Cutler
C/O Mr Peter Thomas, Architectural Projects
The Spinney
Manor Lane
Fawkham
Kent
DA3 8NB**

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 erection of a single storey side and rear extension and alterations to the kitchen.

to the Listed Building situated:

at **Black Horse Cottage
Round Street
Cobham
Gravesend
Kent
DA13 9AY**

in accordance with your application for Listed Building Consent dated 26th April 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 the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The works hereby permitted shall be carried out only in accordance with the following approved plans and associated documents:

Application form;
Heritage Statement;
Design and Access Statement;
Drawing no. 22/C/5A (roof and first floor plan);

Drawing no. 22/C/3 (proposed elevations);
Drawing no. 22/C/2 (existing elevations);
Drawing no. 22/C/4 (proposed ground floor); and
Drawing no. 22/C/1 (existing plans).

Reason: For the avoidance of doubt, to ensure that the works take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the works preserve the special architectural and historic interest of the listed building.

3. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

4. In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

5. Before the new roofs hereby approved are installed, detailed drawings and specifications of the new roof tiles and metal roof, the former being natural clay and the latter terne coated stainless steel, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

6. Before any bricks are laid or weatherboard fixed, samples of all new brick/weatherboard to be used in 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 agreed brick/stone details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

7. Before any bricks are laid, a brick sample panel, showing the brick type, brick bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

8. Ventilation of the roof space shall not be provided via tile vents.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

9. Before the construction of any verges or eaves, details at a scale of 1/20 and 1/5 of the treatment of verges and eaves 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 agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

10. All rainwater goods 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 Policy CS20 of the Core Strategy 2014.

11. Mortar for the purposes of 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 preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

12. Before they are installed, full details of 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 submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

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

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

14. Before the roof lantern hereby granted consent is installed, a detailed specification and drawings shall be submitted to and agreed in writing with the Local Planning Authority. The works shall only be carried out in accordance with the approved details. The rooflight(s) specification shall include details of:

- Size;
- Material;
- Colour;
- Method of opening;
- Method of fixing; and
- Appearance.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy CS20 of the Core Strategy 2014.

INFORMATIVES:-

1 STANDARD LISTED BUILDING NOTE

The Listed Building Consent is granted in strict accordance with the approved plans and specifications contained in the application. It should however be noted that:

- a) Any variation from the approved plans and specifications following commencement of the works, irrespective of the degree of variation, will constitute unauthorised works, would be a criminal offence and would be liable for enforcement action.
- b) You or your agent or any other person responsible for implementing this consent should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter.

2 CONDITIONS

This Listed Building Consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the works who will be fully responsible for their compliance throughout the works and beyond.

3 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.

4 DAMAGE TO LISTED BUILDING

Any damage caused by or during the course of the carrying out of the works hereby permitted should be made good within 3 months after they are complete.

5 OPENING LIGHTS NOTE

Further to the requirements of the condition number 3, openings lights should be side hung and be flush with the frame when closed.

6 SINGLE OR SLIM LITE GLAZING NOTE

Further to the requirements of condition number 3, all new windows/doors to the extensions should be single or slim lite glazed fixed by sprigs and putty and not glazing beading.

7 SERVICES ON LISTED BUILDINGS NOTE

With regard to any services to be attached to the listed building in the future, including any extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, it is likely that Listed Building Consent may be required. Please contact the Local Planning Authority for further advice.

8 ACCESS FOR CONSERVATION OFFICER NOTE

Further to the requirements of condition number 13, the District Council's Conservation Officers can be contacted on the following telephone number: 01474 337857.

Dated: 21 June 2022



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).