



Delegated Report

Planning Application

Planning Application No: 20231130

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.

Applicant: Holm

Site Visit Date: 20.11.23

Submitted Documents/Plans

Application Form
Tile Details

Relevant Planning History

Reference	Description	Decision	Decision Date
20230670	Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.23

Development Plan

Planning (Listed Buildings and Conservation Areas) Act 1990.

Consultations, Publicity and Representations

Consultees

Conservation Officer

I did look for this on the revised drawings and recall seeing Spicer tiles proposed somewhere as the alternative, and which would be acceptable.

Neighbouring properties

A site notice was placed on 20.11.23 and an advert was places in the Gravesend Messenger on 24.11.23. The final date to submit comments ended on 15.12.23. No comments were received from members of the public.

Officer's Analysis

Listed Building Consent was granted under planning reference 202230670 for 'the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.'

This application seeks to vary condition 2 of that application which reads as follows:

The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

Application Form

P18Q-09 - Site Location Plan and Block Plan

PP-18Q-03 Rev A - Ground Floor Plan as Proposed

PP-18Q-04 Rev A - First Floor Plan as Proposed

PP-18Q-05 Rev B - Second Floor Plan as Proposed

PP-18Q-06 Rev C - North and West Elevations Showing Proposed Repairs

PP-18Q-07 Rev C - South and East Elevations Showing Proposed Repairs

PP-18Q-08 Rev C - Proposed (Hidden) East and West Elevations of Rear Extensions and Section Through Dormer

PP-18Q-10 Rev A - Proposed Roof Plan

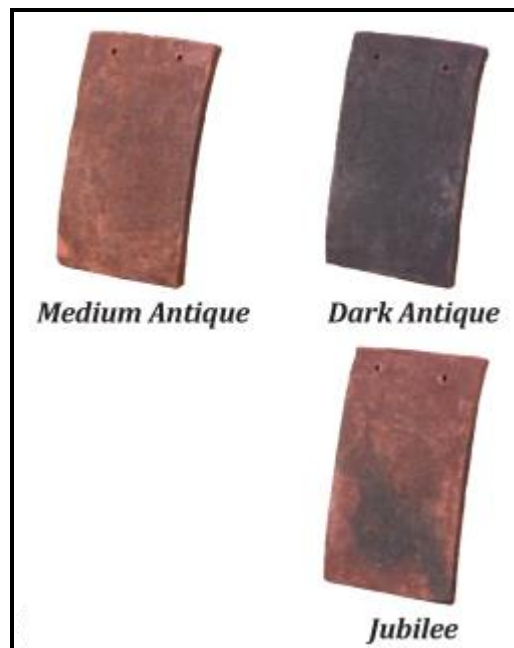
Heritage, Design and Access Statement - October 2023

Lightning Engineers Report

Structural Engineers Report

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

It would replace the original rooftiles proposed (Spicer Tiles) with Tudor Tiles. The colour mix would be 50% Jubilee, 30% Medium Antique and 20% Dark Antique. The Colours are shown below, taken from the details provided with the application.



The locally sourced tiles and mix of darker and lighter tones would be appropriate for this Listed Building and this is reflected in the Conservation Officer comment. The impact of the change would not result in harm to the fabric, character or setting of the Listed Building.

Conditions

Condition 1 refers to the standard time frame for works to start. It was evident upon the latest site visit, that works had substantially begun to the dwellinghouse. This condition would not be necessary to repeat.

Condition 2 would be updated to include the details in this application form and the tile details provided.

Conclusion & Recommendation

This application for minor material amendment which would alter the roof tiles has been fully considered and assessed and subject to consultation and publicity.

There have been no material adverse comments from consultees and no neighbour/publicity responses.

The recommendation is to approve the application.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21st December 2023	Dated:	21st December 2023