

Application: 20230649

**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 REFUSAL OF CONSENT TO CARRY OUT WORKS TO A LISTED BUILDING
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To: **Mr A Rai
C/O Mr Jonathan Bolton, Synergy
Synergy
The Office, The Larches
Higham
Rochester
ME3 7NQ
United Kingdom**

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

Listed Building Consent for the change of use from Public House with flat above to a 6 bedroom House of Multiple Occupation (HMO), with part demolition of the single storey rear extension, erection of a bin store in the rear garden, replacement of the UPVC window in the rear elevation at second floor level with a timber sash window and associated internal and external alterations.

to the Listed Building situated:

at **Crown And Thistle Public House
44 The Terrace
Gravesend
Kent
DA12 2BJ**

in accordance with your application for Listed Building Consent dated 26th June 2023

and that the grounds for such refusal are:-

- 1 The proposal would result in unsympathetic alterations to the Listed Building. Furthermore, insufficient information has been submitted in respect of works that may be required under the Building Regulations such as ventilation and extraction systems and noise mitigation; such works that would be required for those measures have the potential to cause further harm to this Listed Building. On the basis of the submitted information the proposal would cause harm to the architectural and historic interest of this Grade II Listed Building contrary to Policies CS19 and CS20 of Gravesham's Local Plan Core Strategy (LPCS) (2014), saved Policies TC2 and TC3 (LPFR) (1994) and section 16 of the NPPF (2021).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Heritage Statement;
Supplementary Information - Planning Design and Access Statement;
Supplementary Information - Emails regarding marketing (not viewable on Public Access);
Drawing No. 22/399/01 - Elevations OS Plan and Site Plan - Existing;
Drawing No. 22/399/02 - Floor plans - Existing;
Drawing No. 22/399/03 - Elevations OS Plan and Block Plan - Proposed; and
Drawing No. 22/399/04 - Floor Plans - Proposed.

2 STATEMENT OF POSITIVE AND PROACTIVE

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 manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

In this instance the proposal is contrary to Local and National Planning Policy and cannot be supported. Furthermore the application has not addressed the concerns raised during the pre-application stage, for a similar proposal.

Dated: 17 August 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.

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.

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).