

HERITAGE STATEMENT

**38 The Street Cobham
Gravesend DA12 3BZ**

Prepared For
Mr. Eric Gander

November 2022

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1 INTRODUCTION AND SITE APPRAISAL

1.1 This report is prepared in support of a householder application made to Gravesham Borough Council for the replacement of PVC door and window with timber door and window, currently under consideration by the Council.

1.2 The application property, 38 The Street Cobham Gravesend DA12 3BZ, Cobham is a small village to the south-east of Gravesend at the lower end of the Cuxton/Luddesdown Valley. Watling Street (the A2) is less than a mile to the north and the village lies within a network of ancient roads set in farmland to the south of the A2. The village has a rural setting and to the east (beyond the application site) is the open parkland of the West Park of Cobham Hall which is screened from the village by trees and hedgerows.



Figure 1 (above) – Aerial photograph (source: Google Earth ®) of the immediately surrounding settlement showing the application site in red.

1.3 The origins of Cobham are uncertain, but the name is Saxon and there are mentions of Cobbbahamm in 939AD and Cobbbahamm in 1195 according to the Cobham Conservation Area Appraisal.

1.4 The majority of buildings in the village are of red brick. Other traditional building materials include weather boarded timber frame, tile hanging on timber frame, timber frame lath and plaster, as well as more modern such as pebble dash. Roofs are generally hand-made clay tiles, although there are some examples of more modern synthetic materials. The general character

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follows the common traditional timber and brick vernacular in Kent. External joinery is predominantly traditional, but there are examples of plastic windows and doors that are harmful to the character of the locality.

2 PLANNING HISTORY

Description of site:

- The application site is located on 38 The Street Cobham Gravesend DA12 3BZ
- The application site is located within Gravesham Borough Council. The proposed site 38 The Street Cobham is grade 2 listed building in conservation or heritage area.
- The application site forms one of a group of buildings known as 36 and 38.

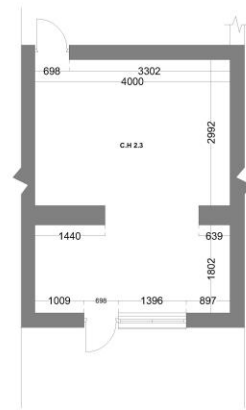
Figure (below) showing current proposal



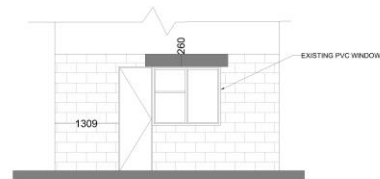
- The change in the proposals is evident from the plans below. The proposed replacement has a wooden door and wooden window, which will complement the surroundings, rather than a PVC window. The proposed exterior material will match to the existing material.

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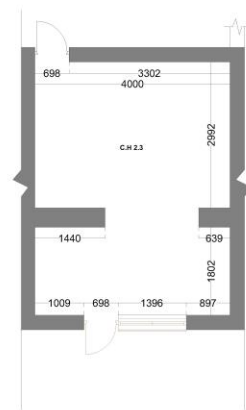
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EXISTING GROUND FLOOR PLAN
SCALE: 1:100



EXISTING GROUND FLOOR ELEVATION
SCALE: 1:100



PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



PROPOSED GROUND FLOOR ELEVATION
SCALE: 1:100

PROPOSED WINDOW AND DOOR REPLACEMENT OF 38 THE STREET COBHAM GRAVESEND DA12 3BZ

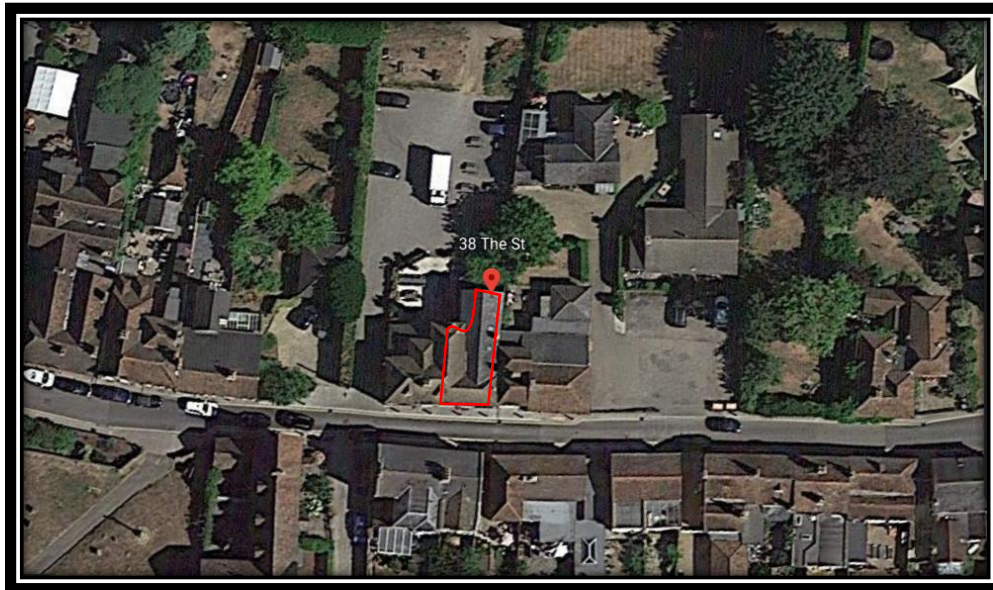
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3 PLANNING POLICY CONSIDERATION

POLICY AND OTHER CONSIDERATIONS:

1. section 171A of the Town and Country Planning Act 1990
2. National Planning Practice Guidance (NPPG)
3. Gravesham Neighbourhood Plan

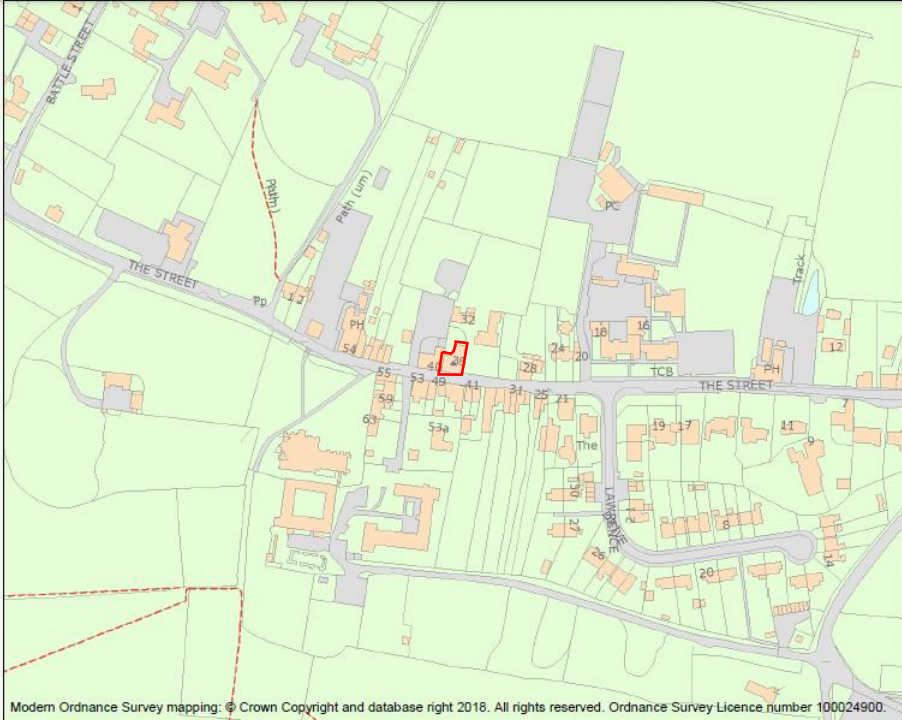


4 CONCLUSION

- 4.1 The proposed development is located within the village envelope of Cobham and the principle residential development is accepted in accordance with section 171A of the Town and Country Planning Act 1990 and the aims and objectives of the NPPG.
- 4.2 The proposed development would preserve the character and appearance of the Conservation Area along with the setting of nearby listed buildings.

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	List Entry No : 1076965
	Grade: II
	County: Kent District: Gravesham Parish: Cobham
	For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings. For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record. Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building. This map was delivered electronically and when printed may not be to scale and may be subject to distortions.
List Entry NGR: TQ 67055 68438 Map Scale: 1:2500 Print Date: 8 November 2022	
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4.3 It is therefore considered that the development on our dwelling is acceptable and it is recommended planning permission to be granted.

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