

Impact on Significance

The proposal has been carefully designed to preserve the significance of the listed farmhouse (Building 1), the separately listed barn (Building 2) and the wider historic farmstead.

A key design principle has been the concentration of alterations on elevations facing the internal courtyard. These elevations form part of the enclosed private farmyard environment and are not readily visible from the surrounding countryside, public highways or wider landscape. As a result, the proposal avoids any material impact upon the rural character of the area or the appreciation of the farmstead within its agricultural setting.

The proposed openings do not affect the principal views of either the listed farmhouse or the listed barn and do not alter the established hierarchy of buildings within the farmstead. The listed farmhouse and listed barn remain the dominant heritage assets and continue to be clearly understood and appreciated as the principal historic buildings on the site.

Building 5 is a secondary agricultural structure whose significance derives principally from its contribution to the historic farmstead group. The proposed alterations retain the building's traditional form, scale, massing, roof profile, timber structure and weatherboarded appearance. The agricultural character of the building therefore remains clearly legible.

The proposed glazing has been deliberately confined to the courtyard-facing elevations where it can be accommodated without causing harm to the wider setting of the designated heritage assets. The intervention is therefore limited, proportionate and respectful of the building's significance.

The proposal results in no harm, or at most a very low level of less than substantial harm, to the significance of the heritage assets. Any such impact is clearly outweighed by the substantial heritage benefits arising from the repair, conservation and viable long-term use of the building.

Planning Balance

The proposal represents a sensitive and well-considered scheme that secures the long-term future of a historic farm building while preserving the character and significance of White House Farm.

The scheme has been informed by a clear understanding of the site's heritage significance and adopts a restrained approach to alteration. New openings have been limited to those necessary to facilitate a viable use and are focused on the least sensitive elevations within the enclosed courtyard environment.

The proposal:

- Preserves the significance of the listed farmhouse and listed barn.
- Preserves the character and appearance of the historic farmstead.
- Retains the agricultural form and identity of Building 5.
- Concentrates alterations on internal courtyard elevations where visual impact is minimised.
- Avoids harmful impact on the surrounding countryside and wider landscape setting.
- Maintains the established hierarchy and legibility of the historic farmstead.
- Secures the long-term conservation, maintenance and beneficial use of a heritage asset.
- Delivers a sustainable reuse of an existing rural building without requiring substantial new development.

The proposal therefore accords with the objectives of the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 16 and 66, the heritage policies of the National Planning Policy Framework and the relevant heritage and design policies of the Gravesham Local Plan.

Accordingly, planning permission and Listed Building Consent should be granted.