



Delegated Report

Householder Planning Application

Planning Application No: 20251215

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Erection of a cart lodge double garage.

Applicant: Peter Holm

Site Visit Date: Previous Applications

Submitted Documents/Plans

Application Form
Location Plans
J500-NURSTEAD-HALL-002 – Block Plan
J500-NURSTEAD-HALL-003 – Plans and Elevations
Sections
Design and Access Statement
Heritage Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231289 APP/K2230/ D/24/3343538	Erection of a detached double garage.	Refused and dismissed at appeal	15.03.2024 Appeal Dismissed: 27.01.2025
20231256	Application for a certificate of lawfulness of proposed works to a listed building for the repairs and reinforcement to the existing roof.	Permitted	05.02.2024
20231172	Application for Listed building consent for the reinforcement of east masonry wall and external alterations to rear chimneys.	Certificate Granted	08.01.2024
20231144	Application for the variation of condition 2 and 3 attached to planning reference 20230669 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 changed for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	08.01.2024
20231130	Application for the variation of condition 2 attached to planning reference 20230670 for an application for	Permitted	04.01.2024

	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.		
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	21.12.2023
20230669	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	04.10.2023
20020165	Construction of dormer window in the rear roof slope.	Permitted	24.04.2002
20000367	Listed Building consent for erection of dormer extension and 1 no. conservation roof light in rear roof slope.	Permitted	17.11.200
20000366	Change of use from residential accommodation for holiday letting to residential.	Permitted	18.07.2000

Remaining history is pre-2000

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Policy for Extensions to Dwellings in the Countryside
- TC2 – Listed Buildings

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the

NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant Listed Building consent.

Consultations, Publicity and Representations

Consultees

Parish Council

Following consultation with a Ward Parish Councillor, the Council wishes to provide the following response: Meopham Parish Council raises no objection to the application.

Ward Councillors

No comments received.

GBC Conversation Officer

No comments received.

Dickens Country Protection Society

The Society would wish to comment that the site is in an area in which Green Belt Policies apply and would suggest that, if consent is granted, it should be conditioned controlling any residential use.

Neighbouring properties

A site notice was placed in the area. 14no. surrounding properties were consulted and 0 comments were received. The final date to submit comments ended on 09.01.26.

Officer's Analysis

It is noted that this application follows the previous application reference; 20231289 for 'Erection of a detached double garage.', which was refused and the dismissed at appeal.

The refusal reasons were:

1. The proposed development is considered to comprise inappropriate development in the Green Belt

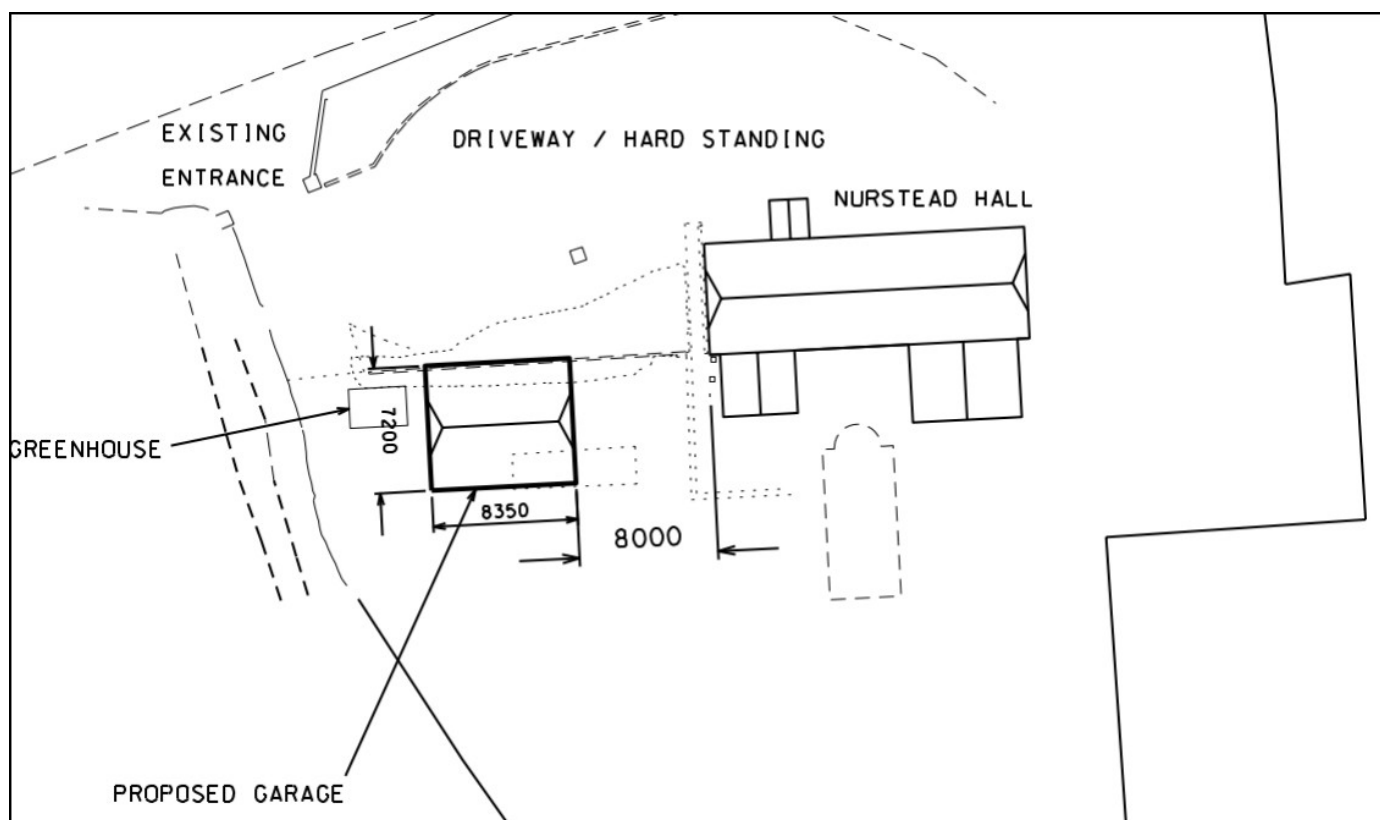


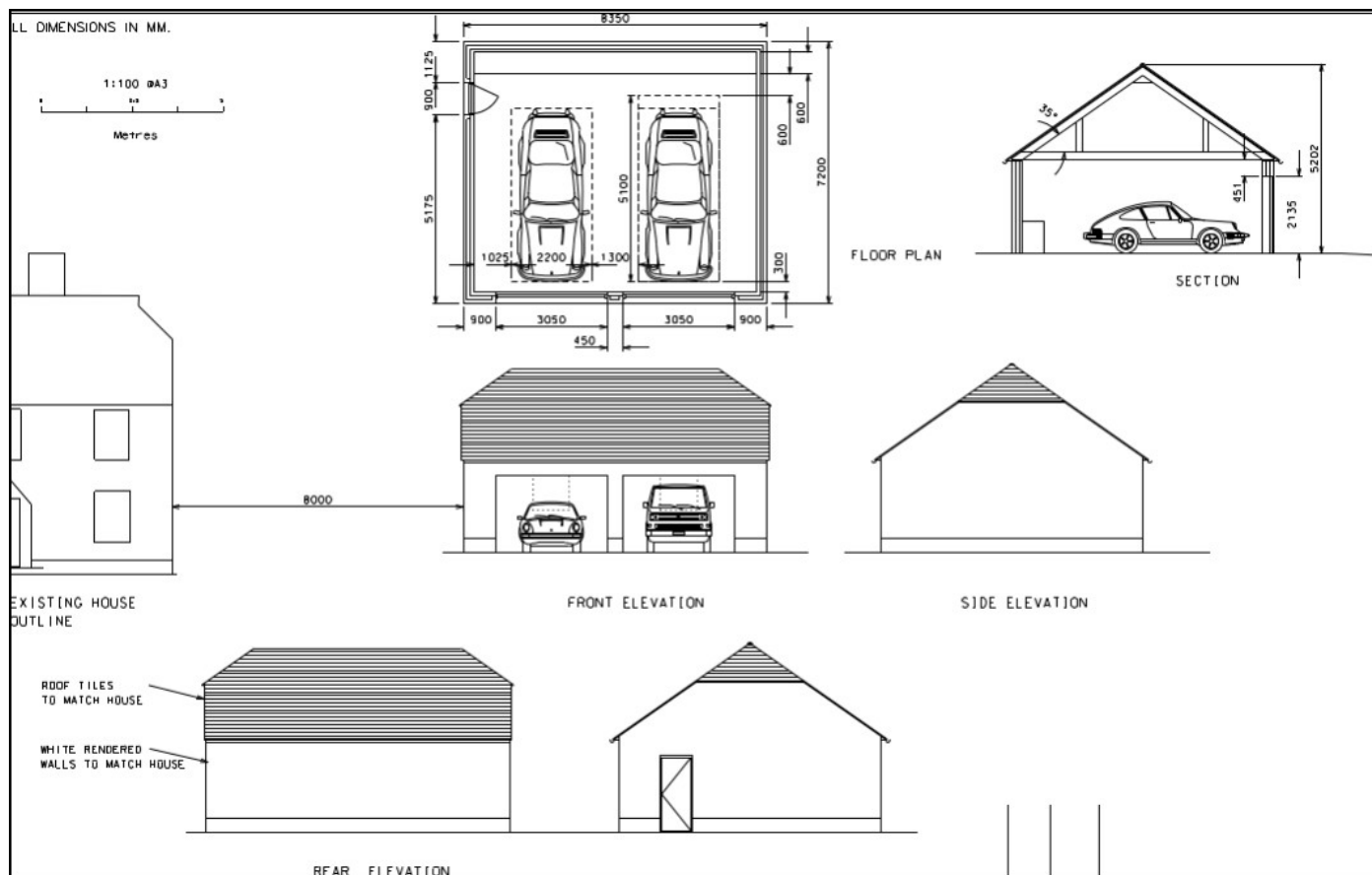
by virtue of its disproportional appearance in terms of its scale, and causing detriment and greater harm to the openness of the Green Belt. It would therefore not comply with paragraph 154(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014). No very special circumstances have been submitted which would outweigh the harm to the Green Belt by reason of inappropriateness. As such, as per paragraph 152 of the NPPF (2023), this inappropriate development should not be approved.

2. The proposed development would have an incongruent appearance in this rural setting and against the backdrop of the Listed Building, as a result of its scale, design and the proposed materials. It would not comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC2 of the Gravesham Local Plan: First Review (1994) and Section 12 and 16 of the NPPF (2023), in terms of design, character and appearance.
3. The proposed development would not be sympathetic to this Grade II Listed Building due to its massing, scale, appearance and materials and therefore would not comply with Policies CS19 and CS20 (LPCS), saved Policy TC2 of the Gravesham Local Plan: First Review (1994) and section 16 of the NPPF (2023) in terms of the character and setting of this Grade II Listed Building.

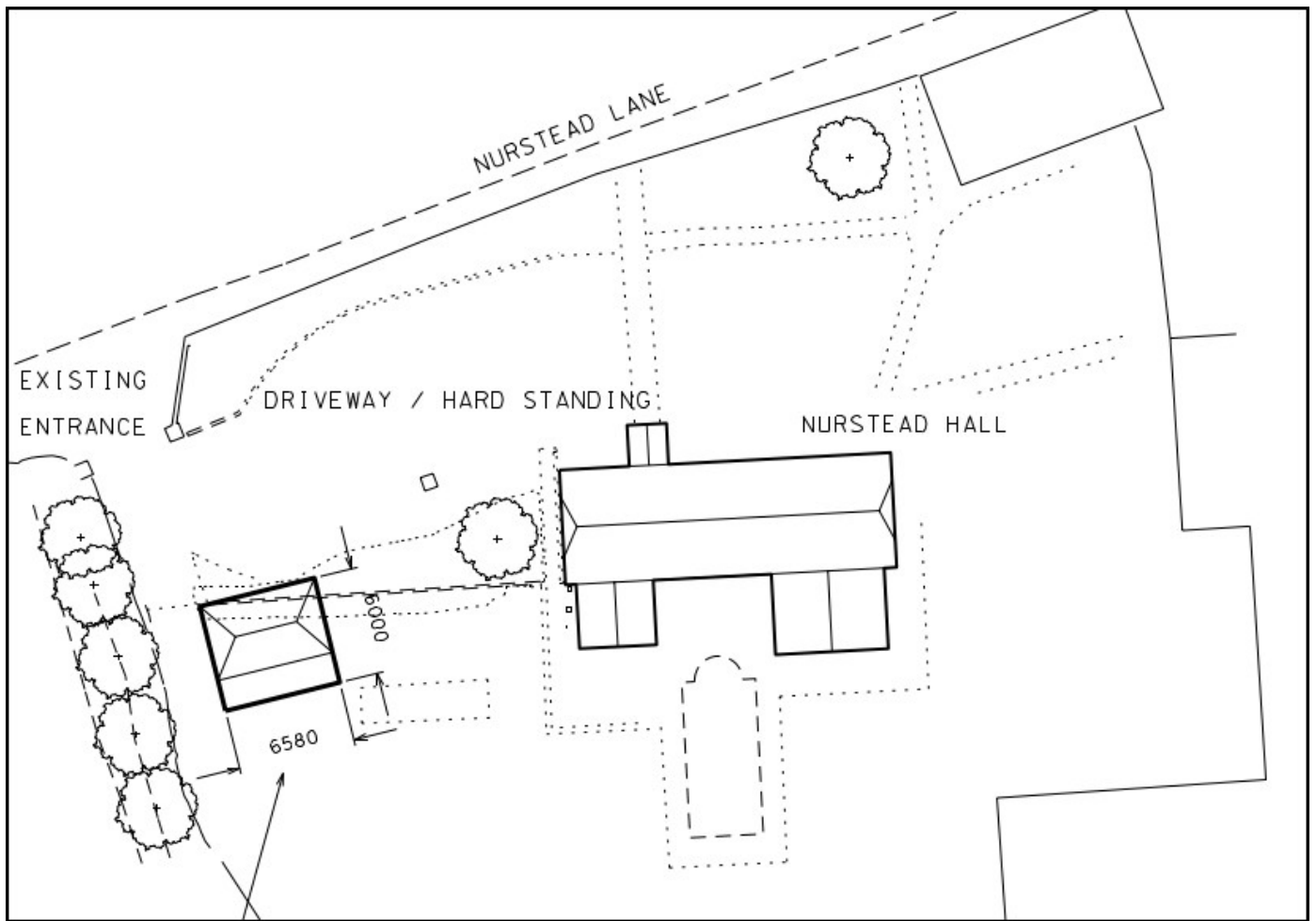
Therefore, this alternative scheme would need to overcome these reasons for refusal to be considered acceptable.

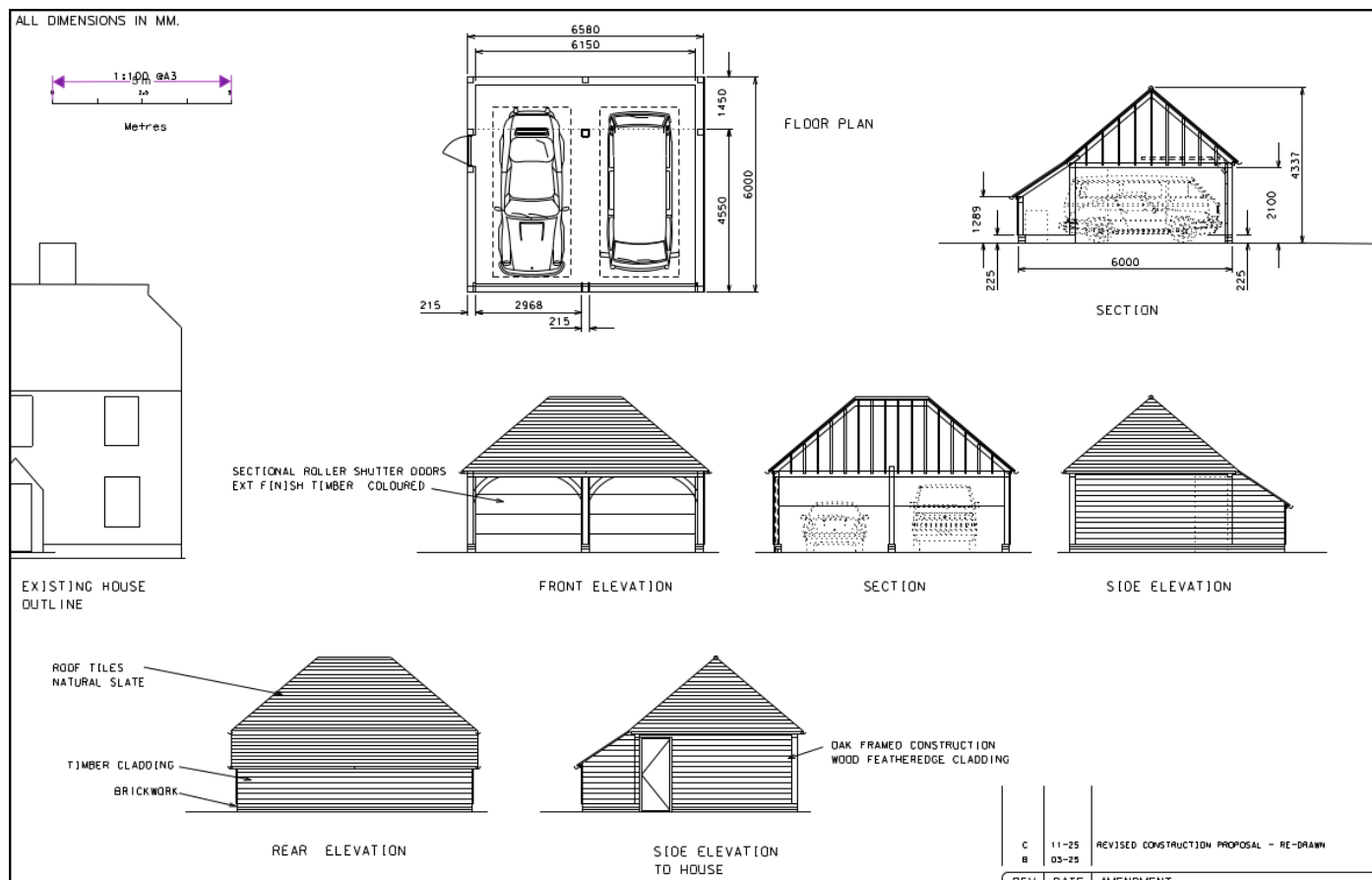
Plans from refused application 20231289 (Not to Scale):





Proposed Plans (Not to Scale)





Principle of Development

The development would be located in the rural area, in the Green Belt. In such areas, Policy CS02 of the Local Plan Core Strategy (2014), states that development will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.

Therefore, whether the development is acceptable in principle will be dependent on the assessment of all material planning considerations. In this instance the following considerations will be made:

- Impact on the Green Belt
- Design, Character and Appearance
- Impact on the Listed Building and its setting
- Neighbouring Amenity
- Highways and Parking

Impact on the Green Belt

A detailed assessment of the impact on the Green Belt was given in the delegated report associated with the decision notice reference 20231289. It was considered that the garage would form a domestic adjunct and so should be included in the calculation of residential floorspace as considered under Policy C13 of the Local Plan First Review and 154(c) of the NPPF.

It also confirms that the building has previously been extended by 59m²/ 27.2% of the original dwellinghouse. With the proposed garage as a domestic adjunct included in the floorspace calculations, the dwellinghouse would be extended by 119.4m²/ 55%.

In the delegated report the assessment stated:

The garage addition would therefore exceed the one third floorspace allowance of policy C13. Whilst this

calculation is useful as a guide, a visual assessment of the appearance of the building would also be necessary to ascertain whether the addition would be disproportionate in appearance. The following section will therefore cover, the design, character and appearance of the building.

The inspector in the appeal decision stated:

'... as noted above, floorspace is not the only measure of proportionality. Even were the combined floorspace figure of existing and proposed additions to the original property below one third of its original floorspace, the structure would form a reasonably substantial addition. I do not consider the garage structure to be sufficiently subservient to the main house. In particular, the depth of the structure and the scale and massing of the proposed roof profile would be large. This is despite the appellant's work to reduce the overall scale. Consequently, I find that the proposed development would result in a disproportionate addition to the original building.'

The scale of the garage proposed has been reduced from the previous refusal. The refused scheme proposed a garage with a width of 8.35m, depth of 7.2m and height of 5.283m. This scheme now proposed has a width of 6.58m, depth of 6m and height of 4.337m.

The original dwellinghouse prior to these extensions had a floor area of approximately 217m². The building has therefore already been extended by 59m²/ 27.2% of the original dwellinghouse. With the proposed garage as a domestic adjunct included in the floorspace calculations, the original dwellinghouse would be extended by 98.48m²/45.4% in total.

The garage addition would therefore exceed the one third floorspace allowance of policy C13. Whilst this calculation is useful as a guide, a visual assessment of the appearance of the building would also be necessary to ascertain whether the addition would be disproportionate in appearance.

The introduction of a catslide roof form and reduced overall massing results in a clearly subordinate ancillary structure which reads as a traditional cart lodge rather than a dominant outbuilding. The spatial and visual impact on openness is therefore materially reduced.

The proposed development would not result in a disproportionate addition by reason of its reduced scale, revised form and clearly subordinate appearance when assessed against the host building and the findings of the previous appeal decision. It would therefore comply with paragraph 154(c) of the NPPF (2024) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014).

The following section will therefore cover, the design, character and appearance of the building.

Design, Character and Appearance and Impact on Listed Building

Impacts on Listed Building often presents in two ways; impact to the historic fabric of a building and/or, impact on the character and setting of a Listed Building. In this instance there would be no alterations to the historic fabric of the building. However, additional buildings can have an impact on the character and setting of a Listed Building.

The positioning of a garage can have a significant impact on its appearance and prominence. Paragraph 10.17 of the Householder Extensions/Alterations Design Guide states that usually garages should be positioned to the side of a dwelling. In this case the garage would be to the side of the dwellinghouse and set back from the front elevation of the dwellinghouse, which would reduce visual prominence from the streetscene. This is particularly necessary given the angled nature of the dwellinghouse and proposed dwellinghouse with the street and the lesser visibility of the dwellinghouse which is set away from the existing entrance and is sufficiently obscured by planting between the plot and the road. The position of the building would be appropriate. This positioning is similar to the positioning of the garage previously proposed.

The inspector in the appeal made the following statements:

'Based on the evidence before me, the listed building's special interest and significance is largely derived from its 17th century rural vernacular architecture, including the building's likely association with the adjoining farmstead, and its visually charming architectural style. Important contributors in these regards, which are pertinent to the appeal, are the use of traditional construction techniques and materials, surviving historic fabric, and the building's general simplicity in form.'

'Although the proposed garage structure would not result in the removal of any historic fabric from the asset, and would have a domestic appearance, its design and position within the appeal site would appear as an overly dominant feature. The development would introduce built form where there is currently none and the proposed use of rendered blockwork would give the structure a solidity and sense of permanence that would be incongruous in this location and compete with the prominence of the main listed structure. The cumulative totality of the proposed development would harmfully erode the open, historic and rural setting of the house.'

It is evident that the garage proposed would be reduced in scale from the one previously proposed. This reduction would create a space more reasonable for the storage of cars only, therefore reducing visual bulk and more appropriately reflecting its functionality. It would have a brick base, timber cladding and natural slate roof tiles. The roof would have a catslide pitch to the rear, which would reduce bulk and soften the appearance of the structure.

The proposed cart lodge is acceptable in principle by reason of its reduced scale, revised form and clearly ancillary relationship to the subject dwellinghouse. The detailed appearance of the building, including the treatment of doors and external materials, is important in ensuring that the development integrates appropriately within the Green Belt and the setting of the listed building and can be secured by condition.

Character and Design

The proposed cart lodge reflects a traditional rural form appropriate to the character of the site. Its proportions, roof form and ancillary relationship to the main building ensure that it does not appear visually intrusive. Materials and detailing are integral to the acceptability of the scheme and would reflect traditional timber construction consistent with the character and appearance of Nurstead Hall and its setting, subject to conditions which would ensure the high quality of materials used.

The proposed development would have an appropriate appearance within this rural setting and against the backdrop of the Listed Building, as a result of its reduced scale, improved design and the proposed materials, subject to conditions securing detailed materials. It would comply with the requirements of Policy CS19 and CS20 of the Core Strategy 2014, Saved Policy TC2 of the Gravesham Local Plan: First Review (1994) and Section 12 of the NPPF (2024), in terms of design, character and appearance.

Impact on Listed Building

The proposal has been assessed having regard to the significance of Nurstead Hall as a Listed Building and the contribution made by its setting. The reduced scale, traditional cart lodge form and siting, ensures that the proposal preserves the setting of the Listed Building. Officers consider that the proposal would result in no harm to the significance of the heritage asset, in accordance with Section 16 of the National Planning Policy Framework.

The proposed development would be sympathetic to this Grade II Listed Building due to its massing, visual scale, appearance and materials and therefore would comply with Policies CS19 and CS20 (LPCS), saved Policies TC2 of the Gravesham Local Plan: First Review (1994) and section 16 of the NPPF (2024) in terms of the character and setting of this Grade II Listed Building.

The amendments to the scheme are such that the concerns identified in the previous refusal and appeal decision have been sufficiently addressed.

Neighbouring Amenity

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The position of the garage to the west of the dwellinghouse would not directly adjoin any nearby residential neighbours, given the relatively isolated nature of the site, particularly to the west of the site. The proposal would not result in unacceptable impacts on neighbouring residential amenity in terms of outlook, privacy or noise, having regard to its siting and ancillary use.

The proposal is considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The proposed garage would have appropriate internal spacing for 2 vehicles, there are existing access arrangements which would be unaltered.

Adequate vehicle and cycle parking provision would therefore be available in compliance with paragraphs 115 to 118 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conclusion

It is considered that the reduction in scale, improved design and clear subservience to the host building have sufficiently addressed the earlier reasons for refusal applied to planning decision 20231289 in relation to; Green Belt impact, Character and Design and Impact on the setting of the Listed Building. All other planning matters remain compliant with local and national planning policies.

Recommendation

The recommendation is to approve the application, subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16th January 2026	Dated:	22nd January 2026