



Delegated Report

Planning and Listed Building Consent Applications

Planning Application No:	20250781 (Planning) and 20250782 (LB consent)
Location:	West Buckland Camer Road Meopham Gravesend
Description:	Installation of Solar PV Panels and Associated Battery Storage System.
Applicant:	Lesley Tedder
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Planning Statement
Drawing no. 01 Rev. B (Existing Site and Location Plans)
Drawing no. 02 Rev. A (Plans and Elevations of Existing)
Drawing no. 03 Rev. B (Plans and Elevations of Proposed)

Superseded:
~~Drawing no. 03 Rev. B (Plans and Elevations of Proposed)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20201065	Conversion of the first floor space of the existing garage into an annex to the main house with a bedroom, bath, kitchenette and living room and addition of first floor balcony.	Permitted	29.03.2021
20120817	Application for Listed Building Consent for the erection of a conservatory on the west elevation involving knocking through for access and replacement of French doors with windows.	Permitted	22.11.2012
20120816	Erection of conservatory on the west elevation.	Permitted	22.11.2012
19970126	Erection of a conservatory.	Refused	30.09.1997
19970127	Application for Listed Building Consent for the erection of a conservatory.	Refused	30.09.1997
19950437	Application for the approval of roof tile sample in relation to planning permission ref no. GR/94/539W.	Approval of details	24.07.1995
19940539	Demolition of two garages and erection of detached double garage incorporating store in roofspace.	Permitted	02.11.1994
19900266	Application for Listed Building Consent for the demolition of the western gable wall and its rebuilding.	Permitted	09.08.1990
19890974	Application for Listed Building Consent for external alterations.	Permitted	15.02.1990

19890666	Partial demolition and rebuilding of external chimney stack.	Permitted	18.10.1989
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC7 – Other Archaeological Sites
- T1 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Section 16(2) and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) require special regard to be paid to the desirability of preserving a 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 or planning permission respectively.

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 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- 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)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020)

- Gravesham Landscape Character Assessment (2009)
- Kent Downs AONB Management Plan 2021-2026
- Landscape Character Assessment Update 2020

Consultations, Publicity and Representations

Internal Consultees

GBC Conservation

I note the Planning statement says the panels will be flush mounted, which usually means lifting roof tiles to install trays to fix the panels to. This needs clarification. If this were the case, then details need to be submitted in order to assess the appearance. The panel arrangement on the eastern side without rooflights is less cluttered than that on the western side with rooflights. It would be preferable to only have two rows rather than the three proposed in order to balance the visibility of the original roof tiles.

Agent Response 18.10.2025

...In relation to the fixing mechanism, I can confirm that the installation does not require the removal of roof tiles. The mounting clips are fixed beneath the existing tiles, allowing the panels to be installed without altering or damaging the roof covering. This method also ensures that the installation is entirely reversible should the panels be removed in the future.

Neighbouring properties

The application has been advertised on site and in the press. The overall consultation period expired on 12 September 2025.

No letters of representation have been received from neighbouring properties.

Luddesdown Parish Council and Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks planning and listed building consent for the installation of Solar PV Panels and Associated Battery Storage System.

Following comments from the Borough Council's Conservation Officer, the submitted plans have been amended to reduce the number of solar panels and clutter on the roof slopes.

The works are confined to the existing detached garage building, which lies within the curtilage of the main Grade II Listed property. The garage building (starred in the block plan below) lies some 18m to the south-east of the main property.

The proposed development includes:

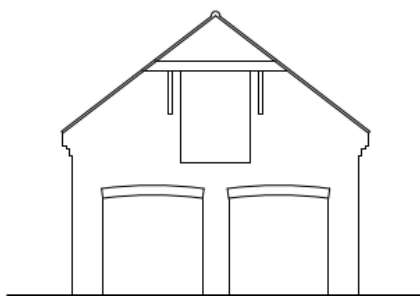
- 20 AIKO Neostar 2S Gen 2 all-black 460W solar PV panels mounted across the north- and south-facing roof pitches of the garage.
- Associated Fox ESS 8kW inverter and Fox ESS EP11 10.36kWh battery, located within the garage.
- Installation of all necessary wiring, isolators, and safety components, mounted internally or discretely on the rear elevation.
- All works to be fully reversible, with no disturbance to the historic fabric of the listed building or any original material within the curtilage.

The panels will be flush-mounted using the Renusol system, which is compatible with the existing tiled roof and will provide a low-profile finish. The panels are matte black and non-reflective. They will be fully contained within the roof slopes with no part extending over the sides or ridgeline.

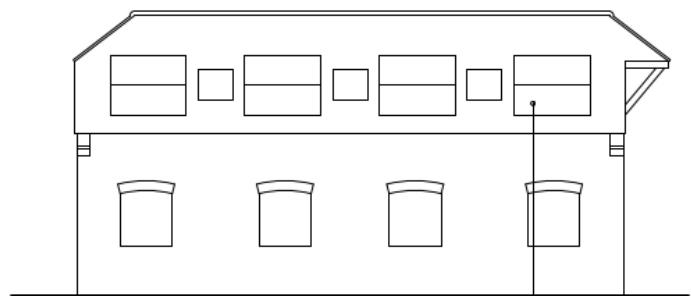
Block Plan:



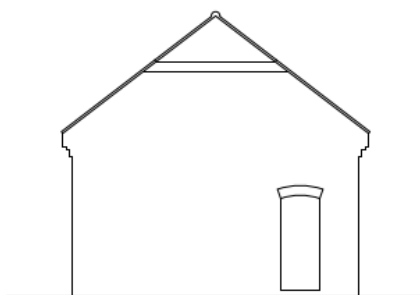
Proposed Elevations:



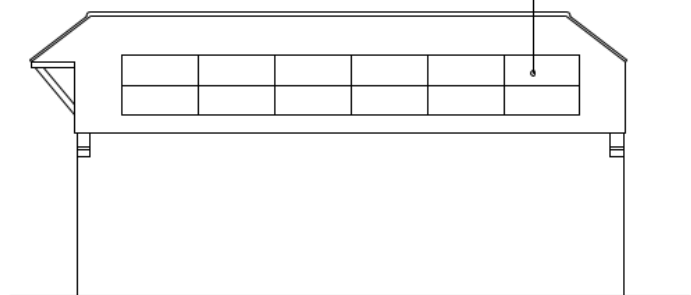
OUTLINE FRONT ELEVATION



OUTLINE SIDE ELEVATION



OUTLINE REAR ELEVATION



OUTLINE SIDE ELEVATION

20 AIKO Neostar 2S Gen 2 all black 460W solar panels installed and connected to 1 Fox ESS KH Series 8kW and A Fox ESS KH Series 10.4kWh battery storage system

Principle Issues

The application site lies within the countryside, in the Kent Downs National Landscape, and in the Green Belt. It is also located in the Meopham Downs Landscape Character Area. The main house, West Buckland, is Grade II Listed. The site is distant from any residential properties and will not affect access or parking, and as such, the main issues for consideration in the determination of this application are as follows:

- Principle of development in the Green Belt
- Design and impact on Listed Building
- Landscape character.

Principle of Development in the Green Belt

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 142 of the NPPF 2024). Paragraph 153 of the NPPF 2024 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Local Planning Authorities should regard development as inappropriate in the Green Belt, unless certain exceptions apply (paragraph 154 of the NPPF 2024). In the case of this proposal, which involves the alteration of a building, the following paragraph 154 development exception is applicable:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building...

Whilst they would cover a large part of the flank roof slopes of the detached garage building, the solar panels would be located wholly within the roof slopes and are slim panels at 30mm. They are not considered to constitute a disproportionate addition over and above the size of the original building and are therefore not considered inappropriate development. The proposal would therefore comply with the requirements of Green Belt policy and Policy CS02 of the Core Strategy 2014.

Design and Impact on Listed Building

Section 12 of the NPPF 2024 relates to achieving well-designed and beautiful places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the NPPF 2024 also seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

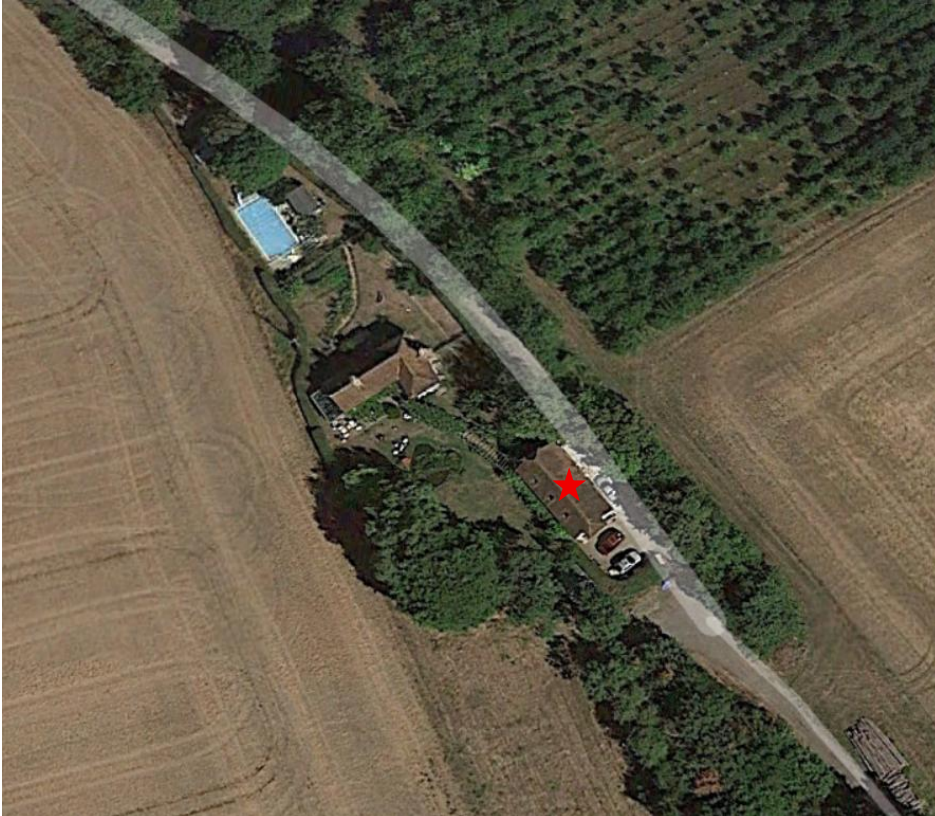
The NPPF 2024 also places great significance on the desirability of sustaining and enhancing heritage assets, and on new development making a positive contribution to local character and distinctiveness (paragraph 203). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings or affecting the setting of listed buildings, the primary consideration is the maintenance of the

integrity of the original listed building. Proposals must be sympathetic in terms of their appearance and materials.

The property lies off Camer Road, some way down a track. It is surrounded by fields and woodland. The List Entry describes the address as Little Buckland, Henley Street and it details the building as follows:

C14 service end of hall house. Ground floor flint faced, timber weatherboarded above and east wall jettied. Main wing to west C19 rebuild in red brick. Hipped tiled roofs with slated pentice to north. Modernised casement windows. Internally remains of screens doorways with 2 centred arched heads also braced cambered tiebeams with crown posts.

Google Earth Image 2022 (clearer than current image)





The proposal seeks to install solar panels on the roof of the modern detached garage (constructed around 1994). The number of panels has been reduced from the initial proposal, which reduces the clutter on the roof slopes and balances the visibility of the original roof tiles. The proposal does not involve the removal of any original roof tiles.

The garage is some 18m away from the main listed building. Due to the distance of this modern garage building from the listed building, the relatively small-scale nature of the proposal where the solar panels would be located on the north-eastern and south-western facing roof slopes, which do not face the listed building to the north-west, along with the fact the panels would be black and would blend into the garage roof, the proposal would not cause any harmful impact on the setting of the Grade II Listed building.

Overall, the proposals would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014.

Landscape Character

The site is located within the Kent Downs National Landscape and Meopham Downs Landscape Character Area.

Paragraph 135 of the NPPF 2024 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well-designed and respects the character and appearance of the surrounding area. With regard to the impact on the landscape, Policy CS12 of the Gravesham Core Strategy 2014 is relevant to this application, relating to green infrastructure. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment (GLCA) 2009 will be taken into account in determining applications.

Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local

environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

There is now a duty on Local Authorities under Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act 2023 to seek to further the statutory purposes of Protected Landscapes such as National Landscapes. This duty is intended to facilitate better outcomes for Protected Landscapes.

Reflective of paragraph 189 of the NPPF 2024, Policy SD2 of the Management Plan 2021-2026 recognises the need to conserve and enhance the local character, qualities, distinctiveness and natural resources of the AONB. Principle SD8 seeks to ensure that proposals do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the AONB. The Kent Downs National Landscape Position Statement states that scale, height, siting, use, materials and design are factors that will determine whether a development affects the natural beauty and special qualities of the Kent Downs National Landscape. Examples of adverse impacts on the setting of the Kent Downs National Landscape include: development which would have a significant impact on views in or out of the National Landscape and the introduction of an abrupt change of landscape character.

The Meopham Downs Landscape Character Area has gently undulating topography with a mixture of arable and pasture farmland. The overall condition of the landscape is good and has moderate sensitivity. It is recommended that key landscape elements should be conserved and reinforced.

Given the proposal relates to solar panels on an existing garage roof within the curtilage of an existing dwelling, it is considered it would not cause any undue impact on the wider landscape character of the area. In this respect the proposal is considered to comply with Policies CS12 and CS19 of the Core Strategy 2014 and the relevant requirements of the Gravesham Landscape Character Assessment (2009) and the Kent Downs AONB Management Plan 2021-2026.

Any Other Material Planning Considerations

Archaeological Impact

As no groundworks are required, the proposal would not have any archaeological impact and in this respect the proposal complies with the relevant requirements of saved Policy TC7 of the Local Plan 1994, Policy CS20 of the Core Strategy 2014 and Section 16 of the NPPF 2024.

Climate Change – Renewable Energy

The NPPF 2024 sets out that the planning system should support renewable and low carbon energy and associated infrastructure, as stated in paragraph 161. Paragraph 167 states that significant weight should be given to the need to support energy efficiency and low carbon heating improvements to existing buildings, including through the installation of solar panels. Paragraph 68 sets out that in the determination of planning applications for all forms of renewable and low carbon energy developments, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal's contribution to a net zero future;
- b) recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions;
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.

Policy CS18 of the Core Strategy 2014 also seeks to reduce the overall carbon footprint of the Borough and supports stand-alone renewable energy development where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy.

In June 2019, Gravesham Borough Council declared a climate emergency which commits the Council to taking a lead in achieving Carbon Neutral status. The Council recognises it has a social responsibility to target its action to reduce carbon emissions, helping to make Gravesham a cleaner and more pleasant place to live and improve the lives of local residents.

Given the above policy support, substantial weight is given to the renewable energy benefits of the proposal.

Conclusion

The proposal is not considered inappropriate development in the Green Belt, would not harm the setting of the Grade II Listed West (or 'Little') Buckland, and would not harm the surrounding landscape character of the area. The proposal would have positive environmental benefits from renewable energy provision, which also weighs substantially in support of the scheme. Overall, it is considered the proposal is acceptable and compliant with the requirements of national and local planning policy.

Recommendation

Permission with conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	R Hart
Dated:	12 November 2025	Dated:	12th November 2025