



Delegated Report

Listed Building Consent Application

Planning Application No: 20260278

Location: Gads Hill House School Gravesend Road Higham Rochester

Description: Application for Listed Building Consent; Rebuilding of western parapet wall.

Applicant: Mr Malcolm Gray

Submitted Documents/Plans

- Application form;
- Drawing no. D-00 – Site Location Plan;
- Drawing no. D-01 Rev. B – West Elevation Parapet Wall As Proposed A226;
- Drawing no. D-06 Rev. A – West boundary parapet wall detail;
- Parapet Wall Defects Photos and Notes;
- Repairs to Parapet Wall – Emergency Works; and
- Parapet Wall to Western Elevation Photographic Record 26/02/2026.

Relevant Planning History

Reference	Description	Decision	Decision Date
20020600	Application for Listed Building Consent for repairs & partial re-building of garden wall involving erection of new buttresses.	Permitted	20.09.2002

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- 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.

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.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

None.

Informal Guidance

- GBC Listed Buildings A guide for owners and occupiers

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of

Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Case Officer Note: The agent and the Conservation Officer met on site on 14.02.2026 and the agent advised the case officer by e-mail of the following in terms of what the Conservation Officer said:

“The double crease tile detail to the parapet wall be removed from the Crutches Lane side, but it could remain on the opposite side. This is designed to assist in directing rainwater away from the wall surface. Allan confirmed that the corbelled brick detail was to remain. We will revise the details and resubmit these to you.”

The agent submitted revised drawings to the case officer and in response to these the Conservation Officer advised:

“Following the revised drawings, the parapet detail is acceptable now’.

Dickens Country Protection Society

The Society would wish to raise an objection to the proposal. This is part of a Grade I listed Building and if demolished, should be rebuilt.

No response from:

- National Amenity Societies
- Higham Parish Council

Neighbouring properties

The application was advertised by way of site and press notices – overall consultation expiry date was 17.04.2026 – 1 response received, the comments of which can be summarised as follows:

- The wall should be rebuilt not just demolished.

Officer's Analysis

The application site consists of Gads Hill House School; the proposal specifically relates to a section of parapet wall along the western boundary of the site which faces onto Crutches Lane. The wall itself is not listed in its own right but Gads Hill House School is grade I listed. The wall is a brick wall with coping stone detailing along the top and which has a sloping side on its southern end. It is a parapet wall which sits on top of a flint and brick wall below it. The parapet wall is in a poor state of repair and the proposal is to take this parapet wall down and then to rebuild it.

It is important to note that although the description of the application was originally for ‘Demolition of western parapet wall’, the submitted information showed that the wall was to be rebuilt, it is just that the reference to ‘rebuilding’ had been left off the description. The agent was written to, and it was set out to them that the description needed to include that the wall would be rebuilt after being taken down and they were asked if they agreed to the amended description of ‘Application for Listed Building Consent; Rebuilding of western parapet wall’, which they did.

As stated, the wall itself is not listed but it forms part of the boundary wall around the grade I listed Gads Hill House School. The principle issue in the consideration of this application is therefore the impact of the



proposal on this wall and the setting of the grade I listed Gads Hill House School.

For ease of reference the parapet wall is identified in the context of Crutches Lane below:



It can be seen that the wall is in a poor state of repair but the submission makes clear through detailed photographs of just how in poor condition the parapet wall is. There are several bricks which have little or no mortar, the wall is pulling away from the main building, it is possible to see daylight through parts of the wall and the section of brickwork on the left-hand side of the buttress is said to be in imminent danger of



collapse. There are some brick 'rubbers' where the faces of the bricks have blown with more than half the depth of the bricks missing in several locations (red rubber bricks are finely textured red handmade bricks with light creasing on the faces and natural shade variations). The cementitious mortar on the brick coping has failed with the bricks lifted and weeds are growing out of the failed brick joints.

The wall is shown in the below photos:





The repair works for the wall are as follows:

- Carefully remove all loose or unstable brickwork down to sound brickwork;
- Clean bricks and retain on site at low level. Do not remove any bricks or parts of bricks from site without prior agreement;
- Provide secure temporary weather protection to exposed brickwork using roofing felt & battens;
- Re-bed & re-point bricks to the corner of the main building where the parapet wall joins to ensure that weather tight integrity is maintained. All such work to be carried out in accordance with the specification below.

The specification for the brickwork, mortar and bonding is to be as follows:

Brick Work

- Re-use existing bricks where-ever possible. Allow for carefully removing existing bricks, removing mortar and setting aside for re-use;
- Ensure that the bricks are re-used in their original location; and
- Obtain samples of red 'rubber' bricks to match existing bricks in colour size & texture. Obtain approval for use.

Mortar

- NHL3 hydraulic lime mortar to be used. Joints to be square to the face of the brick and slightly recessed 2-3mm with a brushed finish to expose the aggregate.

Bonding

- To match existing, use photographs to assist. Note the main building is laid in Flemish bond but the parapet wall appears to have a mix of bonds. It appears that semi-engineering bricks have been built on top of the original red rubbers with Flemish bond at the lower level and English bond for the upper level.

It can clearly be seen that the parapet wall is in a significantly poor condition and that repair works are needed. The proposal to take the bricks down to where there is sound brickwork, clean them off, retain them in a safe place, then re-bed the bricks and repoint them is most welcome. It is clear intervention is needed and if no work is done on the wall, it is certain to collapse in the not too distance future. The proposal to re-use the existing bricks and to put them back in their original location is sympathetic. It is stated that for the red 'rubber' bricks they will obtain samples for approval (given that the faces of many of the red 'rubber' bricks have been lost). The mortar is to be an NHL3 hydraulic lime mortar with the joints to be square and slightly recessed 2-3mm with a brushed finish. A Flemish bond is to be used as that is what the majority of the existing wall is in.

The Conservation Officer advised that the double crease tile detail to the parapet wall on the Crutches Lane side needed to be removed but it could remain on the inside of the wall. The Conservation Officer also advised that the corbelled brick detail must remain. The agent submitted revised drawings showing removal of the proposed double crease tile on the Crutches Lane side of the wall and that the corbelled brick detail would remain. The Conservation Officer advised that the detail of the proposed rebuilt wall is now acceptable.

The proposal would save an existing parapet wall along a part of the western boundary around this grade I listed building. It is clear urgent intervention is needed to take down the loose bricks to where they are sound and the fact it is proposed to re-use the existing bricks to rebuild the wall with a sympathetic mortar, finish and brick bond means it would be carried out in a sympathetic manner. For the red 'rubber' bricks, it would need to be conditioned, if consent were to be forthcoming, that a sample of these shall be submitted. Subject to this, it is considered the proposal would repair this historic wall for the future and protect the setting of the grade I listed Gads Hill House. In this respect the proposal would satisfy the requirement of Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and sections 12 and 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion

The proposed rebuilding of the parapet wall on the western boundary of the site would save this historic wall for the future and would protect the setting of the grade I listed Gads Hill House. As such, the proposal is compliant with the national and local planning policies aforementioned above.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	5th May 2026	Dated:	06 May 2026

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