

Address: Crutches Farm House Old Watling Street Higham Rochester Kent ME2 3UG

Application Ref: 20260708

Proposal: Application for Listed Building consent for erection of single storey rear extension.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

The applicant is reminded that a listing covers the entire heritage asset, both inside and out. Before proceeding, the applicant will need to clarify if any of the internal alterations will affect the special architectural and historic interest of this heritage asset. For example, are any of the internal walls/ floor surfaces/ skirting, etc. original or of historic construction? The stairs to the basement appear to be enclosed – is the stair and existing banister historic?

HB&P do not object to the principal of the extension, however, while we appreciate the desire for open plan living, the proposal does remove a very large section of the rear wall which erodes the plan form and loss of historic brickwork. We would encourage the retention of a more substantial nib wall to the fireplace end and an adequate downstand across this opening to ensure that the original form of the existing kitchen and location of the back wall are clearly understood.

HB&P would be happy to review the application again, if additional information and plans are submitted and we defer to the advice of your conservation team on all other matters.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Historic Buildings