

F.A.O Mr Ethan Bonthron

Our ref 210975

Your ref 20250945

Tudor Cottage, Nash Street, Meopham, Gravesend, Kent DA13 9AA

Conversion of outbuilding to form an annexe with erection of a single storey extension.

Dear Mr Bonthron

Thank you for notifying the SPAB of the above application concerning this 18th-century Grade II listed building. Having carefully reviewed the submitted documents, we acknowledge that the proposed change of use to a residential annexe may be acceptable in principle. However, we have several concerns regarding the application in its current form and wish to register our objection for the following reasons:

- The application does not contain sufficient information and necessary detail to describe, assess, and fully understand, the significance of the buildings and the potential impact of the proposals thereon.
- A significant portion of the proposals would result in harm to/loss of significance of the outbuilding and house, and this potential harm has not been addressed within the application.
- No clear and convincing justification has been provided for the harm or losses that would result from a number of the proposals.

We therefore advise that the application in its current form fails to meet the requirements of the National Planning Policy Framework (NPPF), and we draw particular attention to the following paragraphs:

Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 212 of the NPPF indicates that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

We expand on these points below.

The application affects the curtilage-listed barn prominently located at the roadside to the east of the Grade II listed Tudor Cottage. As a curtilage-listed building, the barn holds equal significance to the farmhouse and must be treated with the same rigour as individually listed buildings.

Preserving the barn's character as an agricultural structure is essential to maintaining the integrity and historic character of the site as a whole.

The proposed large extension would obscure the east elevation of Tudor Cottage. The impact of this change has not been assessed, nor has any justification been provided.

The proposals include the demolition of small lean-to structures and the complete removal of internal partitioning. While the partitioning is described as modern, the posts are noted as historic, and the barn appears on historic maps—suggesting that the structure as a whole may be of greater significance than currently acknowledged. A more detailed assessment of the barn's age and significance is therefore required to clarify which elements are historic and which are not.

The historic plan form of the barn also requires assessment, as it may be of significance in reflecting the building's original agricultural use. Any loss of historic fabric or harm to this plan form must be supported by clear and convincing justification, which is currently absent from the application.

The treatment of the historic elevations also demands sensitivity. The introduction of large areas of glazing would create a domestic appearance that is harmful to the barn's agricultural character. In particular, the three louvred openings on the south elevation—its most prominent façade—are important features that should be retained and protected.

For the reasons outlined in this response, we advise that:

- the applicant considers withdrawing the existing application and seeking the advice of the Council's specialist Conservation Officer with a view to resubmitting a conservation-led scheme.

Or

- the applicant revise the current application and provide the requisite information and clear and convincing justification.

However, should the application not be withdrawn and it remain unrevised and without the necessary information and justification, then we advise that it be refused.

We regret not to be able to offer a favourable response on this occasion. However, the Society would wish to comment on this case again should it be revised.

We hope these comments are helpful to you.

Best wishes

Gill

Gill Pedler

Casework Officer

Phone number: 07858 798 529

Part-time hours: Monday to Wednesday

Please send all notifications of listed building consent applications, faculty applications or requests for pre-application advice to casework@jcnas.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square, London E1 6DY | 020 7377 1644 | spab.org.uk

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