

Delegated Report

Planning Application

Application no: 20211453

Location: 35 The Street Cobham Gravesend Kent

Description: Application for approval of condition 4 and 5 attached to Listed Building Consent reference number 20180756 relating to the external pipework and full details of the location, size and appearance of the LPG store.

Applicant: Mrs Katherine Duce

Site Visit Date: N/A

Listed Building Consent was granted on 17 January 2019 for the installation of a new LPG central heating system including new LPG boiler with LPG bottle site in garden as well as removal of old storage heaters and immersion tank.

This was subject to a number of conditions including nos. 4 and 5 which this application seeks to discharge.

Consultations

KCC Heritage

I have no comments to make on archaeological matters. No doubt your Conservation Officer will provide comments on the submissions.

GBC Conservation Architect

No response received.

Analysis

Development has already been started and completed (despite conditions not being discharged).

Condition 4

Condition 4 is as follows:

4. *Prior to the installation of any external pipework from the new boiler to the Liquid Petroleum Gas (LPG) cylinder store, full details of the location, size and finish of the external pipework run from the boiler to the LPG cylinder store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first use of the central heating system.*

Reason *In the interests of protecting the special architectural and historic character of this Grade II Listed Building and the character and appearance of the Cobham Conservation Area pursuant to*

The information submitted to discharge this condition is

- Drawing no. 160918-104 – External LPG store location & LPG supply pipe route [excluding details of external pipework finish]; and
- E-mail from applicant dated 24 January with details of proposed external pipework finish

The external pipework runs from the LPG tank, then up the side of the single storey rear extension up onto its roof, then running the length of its depth back to the rear elevation of the dwelling. The pipework then runs along the rear elevation just above the single storey rear extension before entering the house. The pipework is located on a modern single storey rear extension for the most part

The pipework is located on a modern single storey rear extension for the most part. There is a section which runs along the rear elevation of the dwelling but given that this would be just above the single storey rear extension and there was an acceptable when permitting the application that there would have to be a degree of external pipework on the listed building, it is considered this is as sympathetic way forward as its likely to be achieved. The pipework is just a raw copper finish which the applicant was advised is not acceptable given this is a listed building and a more sympathetic finish would be for it to be finished in white to match the external finish of the listed building. The applicant has advised they will paint the pipework in white and this is confirmed in their e-mail of the 24 January 2022. On this basis it is considered sufficient information has been submitted to discharge condition 4.

Condition 5

Condition 5 is as follows:

5. *Prior to the insertion and connection of any Liquid Petroleum Gas (LPG) bottles to the central heating system pipework, full details of the location, size and appearance of the LPG store to conceal the LPG bottles shall be submitted to and approved in writing by the Local Planning Authority. The store as approved shall be constructed in accordance with the approved details prior to the first use of the central heating system.*

Reason *In the interests of protecting the special architectural and historic character of this grade II Listed Building and the character and appearance of the Cobham Conservation Area pursuant to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.*

The information submitted to discharge this condition is

- Drawing no. 160918-104 – External LPG store location & LPG supply pipe route [excluding details of external pipework finish].

This drawing shows a small and modest store for the LPG tanks which would be discreetly located to the rear nestled against the existing fencing and not attached to the listed building constructed with concrete blocks. Given its location at the rear, discreet siting and non-attachment the concrete blocks are considered acceptable for a service type structure as this. No response from Conservation Architect. It is considered sufficient information has been submitted to discharge condition 4.

Conclusion

Overall on the basis of the submitted information it considered the details are acceptable and would not harm the architectural or historic interest of this grade II listed building or the character or appearance of Cobham Conservation Area and that they can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	24th January 2022	Dated:	24 January 2022

Gravesham Borough Council