

From: Allan Cox <allan.cox@gravesham.gov.uk>
Sent: 24 April 2024 11:41:53 UTC+01:00
To: "Rebecca Harrison" <rebecca.harrison@gravesham.gov.uk>
Subject: 20240178 & 179 Old Vicarage, Church Street, Higham

Hi Rebecca

I've had a look at this and have some concerns about the size of the extension on the side of this listed building. The existing extension is modest and in proportion with the main house, being a simple lean-to structure it is also in character with the vernacular of host building and its rural setting adjacent to the listed church. The proposal appears over-sized for the house, projecting out beyond the eastern elevation and closing the space between it and the adjacent garage, which is critical to the visual separation of the garage block (in close proximity) from the main house. The further decrease in the roof pitch also contributes to the modern appearance of the proposal, particularly when viewed from the east with the large patio doors. The amount and style of glazing introduced to the proposal, along with rooflights, also contributes to a proposal that appears more suited to a modern suburban building than one associated with a listed vernacular timber framed.

On balance the proposal does not preserve or enhance the listed building and the conservation area, resulting in harm that would be contrary to local and national policy.

Kind regards,

Allan Cox
RIBA, IHBC, BA Hons, Dip.Arch, Grad.Dip.Cons (AA)
Conservation Architect
Gravesham Borough Council
Email: allan.cox@gravesham.gov.uk

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PLEASE NOTE - I work Mondays & Tuesdays. Please email in the first instance with your contact details for me to respond to your request.