



Delegated Report

Listed Building Consent Application

Planning Application No: 20260479

Location: The Old Forge Wrotham Road Meopham Gravesend

Description: Application for Listed Building Consent; Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft. Removal of existing asbestos and impermeable plaster / paints. Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room. Removal of an internal door and installation of a sliding door to bedroom 4. Re-decoration of existing modern windows to be finished in white paint.

Applicant: Mr Crispin Walker-Buckton

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. 19190.2_EX_02 – Existing Site Plan;
- Drawing no. 19190.2_EX_03 – Existing Ground Floor Plan;
- Drawing no. 19190.2_EX_04 – Existing First Floor Plan;
- Drawing no. 19190.2_EX_10 – Existing Elevations – SE and NE;
- Drawing no. 19190.2_EX_11 – Existing Elevations – NW and SW;
- Drawing no. 19190.2_PL_01 – Proposed Site Plan;
- Drawing no. 19190.2_PL_02 – Proposed Ground Floor Plan;
- Drawing no. 19190.2_PL_03 – Proposed First Floor Plan;
- Drawing no. 19190.2_PL_20 – Proposed Ceiling and Loft Treatments;
- Drawing no. 19190.2_PL_20 – Proposed Wall Treatments; and
- Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240128	Application for Listed Building Consent for the installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.	Refused	08.04.2024

20240127	Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.	Refused	08.04.2024
20240126	Application for the approval of condition 5 attached to planning permission reference number 20200654 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only).	Refused	08.04.2024
20240125	Application for the approval of listed building condition 3 and 5 attached to planning permission reference number 20200655 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only) and a detailed repairs schedule.	Refused	08.04.2024
20210217	Application for the approval of condition 3 (Partial) attached to Listed Building Consent reference no. 20200655 relating to full joinery details.	Permitted	09.04.2021
20210186	Application for the approval of condition 6 and the partial approval of condition 5 attached to planning permission reference number 20200654 relating to a parking plan and full joinery details.	Permitted	23.04.2021
20200655	Application for Listed Building Consent for conversion of existing detached garage into one bedroom annexe and home office. Alterations and refurbishment of main house to include new flat roofs, new windows and doors	Permitted	01.12.2020
20200654	Conversion of existing detached garage into two bedroom annexe. Alterations and refurbishment of main house to include new flat roofs, new windows and doors	Permitted	01.12.2020

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

- Hook Green, Meopham Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan Rural Conservation Area Appraisal Supplementary Planning Document (2017)

Other Guidance

- Historic England Traditional Windows Their Care, Repair and Upgrading (2017)

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

Meopham Parish Council

Meopham Parish Council raises no objection to the application subject to the Conservation Officer comment.

No response from:

- GBC Conservation Officer
- National Amenity Societies
- Ward Councillors

Publicity

The application was advertised by way of site and press notices – overall consultation expiry date was 19.06.2026 – no comments received.

Officer's Analysis

The application site consists of a two storey detached dwelling with attached garage and detached garage (converted to annex). The Old Forge is a grade II listed building, within the Hook Green Conservation Area, within a rural settlement inset from the Green Belt of Hook Green and within the Meopham Downs Landscape Character Area.

Planning and listed building consent was refused on 08.04.2024 for the following:

20240127 - Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.

20240128 - Application for Listed Building Consent for the installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, removal of existing asbestos and impermeable plaster / paints by a specialist, replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors, additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room and removal of an internal door and installation of a sliding door to bedroom 4.

Both applications were refused on the following ground:

1. The proposed replacement windows and doors by virtue of their double glazing and design detailing would be unauthentic, incongruous and unsympathetic replacement windows and doors that would not preserve the architectural and historic interest of this grade II listed building but would cause harm to it and would not preserve the character and appearance of the Hook Green Conservation Area. As such, the proposal is contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National

Planning Policy Framework (2023).

This current listed building consent application is for 'Application for Listed Building Consent; Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, **ceilings at first floor and loft**. Removal of existing asbestos and impermeable plaster / paints. Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room. Removal of an internal door and installation of a sliding door to bedroom 4. **Re-decoration of existing modern windows to be finished in white paint**'.

It is the same proposal apart from the fact that instead of the proposed 'replacement of the deteriorated modern timber casements windows and doors with new white timber double glazed windows and doors' in the previous applications, the proposal is now for 're-decoration of existing modern windows to be finished in white paint'.

It therefore needs to be seen whether this re-submitted listed building consent application addresses the ground of refusal of previous planning and listed building consent application refs. 20240127 & 20240128.

The proposal is for a number of alterations as follows:

- Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft;
- Removal of existing asbestos and impermeable plaster / paints;
- Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room;
- Removal of an internal door and installation of a sliding door to bedroom 4; and
- Re-decoration of existing modern windows to be finished in white paint.

The works are said to be to improve the energy efficiency and thermal comfort of this Grade II listed building while allowing the building to breathe as appropriate with buildings of traditional construction and to improve the accessibility/safety of the building.

The principal considerations in the assessment of this application are whether the proposal would protect the architectural and historic interest of this grade II listed building and whether the character and appearance of the Hook Green Conservation Area would be preserved.

It should be noted that although the Conservation Officer has not commented on this current application, they did comment on the previous application and so their comments can be used for reference for this similar proposal in the assessment of this current application. The comments made by the Conservation Officer on previous planning and listed building consent applications were as follows:

"Having reviewed the proposals, these are generally acceptable but as previously stated on 20240126, the joinery details are not appropriate and need to be further considered".

*For ease of reference the comments the Conservation Officer made in respect of application ref. 20240126 which is 'Application for the approval of condition 5 attached to planning permission reference number 20200654 relating to full joinery details in the form of half or full size cross sectional drawings of the replacement windows and doors (which shall be of timber construction only)' were as follows:

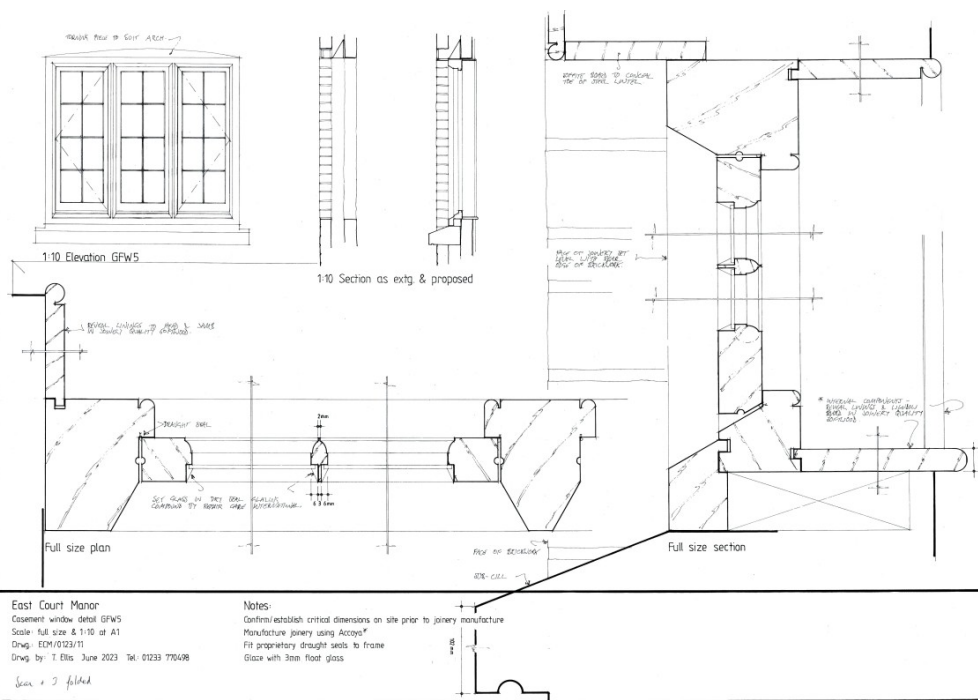
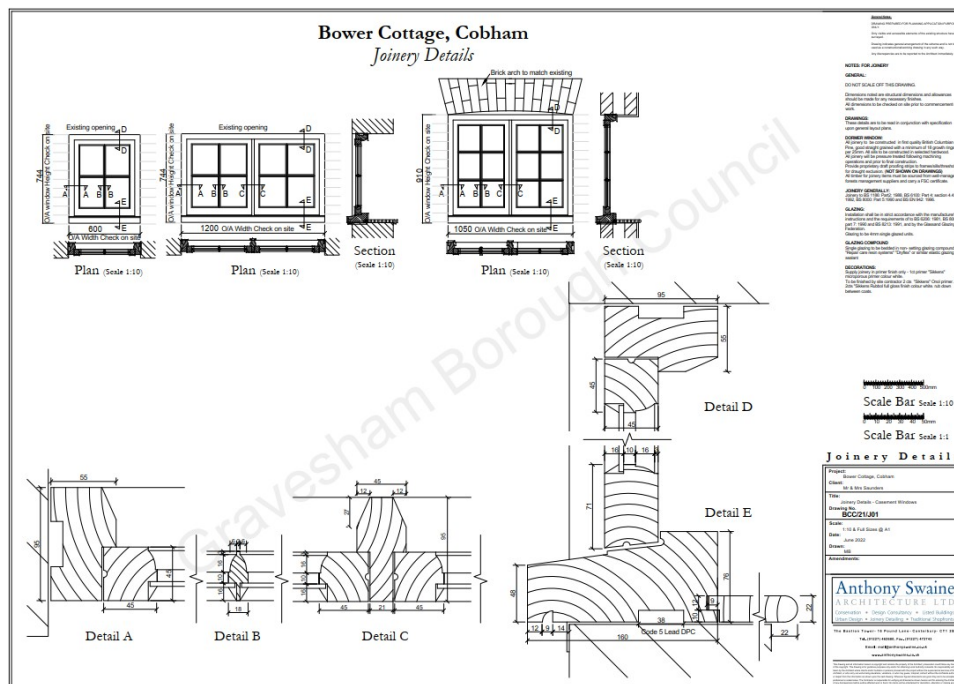
The joinery details for the windows and doors are inappropriate for a listed building as they adopt standard double glazed sealed units, with modern factory manufactured joinery sections and thin window cills incorrectly detailed for the opening. Also noted is the projecting storm door detail which should be flush with the window frame.

It may be easier to send an example of acceptable flush casement details, attached.

The repairs schedule covers all the main areas of work proposed and is acceptable in heritage terms.



[Plans attached as follows]



Whether the proposal would protect the architectural and historic interest of this grade II listed building and whether the character and appearance of the Hook Green Conservation Area would be preserved

- **Installation of wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft; removal of existing asbestos and impermeable plaster / paints**

It is proposed to remove asbestos and the existing impermeable internal plaster and wall paints and install a wood-fibre tongue and groove insulation board internally to external walls and apply lime plaster and mash system with a breathable paint. It is also proposed to replace the existing insulation between the

rafters with sheep's wool insulation and install an extra layer of wood fibre tongue and groove insulation board below the rafters followed by applied breathable lime plasters. The proposed plans carefully detail the areas where the insulation will be installed at ground, first floor and loft levels and the different thicknesses of insulation and the 1:10 detail drawings have been submitted showing the makeup of the different insulations to the different parts of the building. The Conservation Officer raises no objections to these works. This element of the proposal would remove existing inappropriate plaster and replace with breathable lime plaster which would be an enhancement to the listed building.

- **Additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living room;**

It is proposed to install additional steps in the steps between the kitchen and music room and the garden room and living room which is said to be required to reduce the steepness of the steps. The Conservation Officer raises no objections to the insertion of the additional steps. It is therefore considered the proposal would cause no harm to the significance of this listed building.

- **Removal of an internal door and installation of a sliding door to bedroom 4**

It is proposed to remove a section of wall alongside the existing door opening to bedroom 4 to insert a sliding door which is said to be to allow a desk to be placed in the bedroom. The Conservation Officer raises no objections. This alteration is considered acceptable as the wall is modern partition so there would be no harm to the significance of this listed building.

- **Re-decoration of existing modern windows to be finished in white paint**

The existing timber single glazed casement windows in the property are modern and are not historic. The existing external doors are timber, the majority are part glazed, the main front door is fully timber. Instead of replacing the windows and doors with double glazed windows and doors it is now proposed to retain them and re-decorate them with white paint. The fact double glazed windows and doors were previously proposed formed the grounds of refusal of the previous planning and listed building consent applications, however, now it is proposed to retain the windows and re-paint them. This is a most welcome proposal which would protect the architectural and historic interest of this grade II listed building and white is an acceptable colour for the windows and doors. The issue with previous planning and listed building consent application refs. 20240127 and 20240128 has therefore been resolved.

Any Other Material Planning Considerations

None.

Conclusion

All elements of previous planning and listed building consent application references 20240127 and 20240128 had no objections apart from the proposed replacement of all windows and doors with double glazed units which would have been an unauthentic, incongruous and unsympathetic proposal which would have not preserved the architectural and historic interest of this grade II listed building but would have caused harm to it and would not have preserved the character and appearance of the Hook Green Conservation Area. In application all of the previously acceptable elements are still proposed and most importantly the proposal for replacement double glazed windows and doors is no longer proposed and they are now to remain and simply be re-painted in white. This change means the proposal overall is acceptable and the architectural and historic interest of this grade II listed building and the character and appearance of the King Street Conservation Officer will be preserved. The ground of refusal of previous planning and listed building consent application refs. 20240127 and 20240128 have therefore been resolved. The application is accompanied by sufficient for the installation of the wood-fibre insulation board with lime plaster and breathable paint to the internal side of the external walls, ceilings at first floor and loft; the removal of the existing asbestos and impermeable plaster / paints, the additional brick steps to the stair between the kitchen and the music room as well as to the stair between the garden room and the living

room; the removal of an internal door and installation of a sliding door to bedroom 4; and the re-decoration of existing modern windows to be finished in white paint, and as such no further detail by condition is required.

Recommendation:

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	2nd July 2026	Dated:	3rd July 2026