



Meopham Architectural Design
15 Park House Gardens,
Tunbridge Wells,
TN4 0NQ
16th March 2023



Heritage Statement

"The Old Post Office"

39 The Street, Cobham, Kent, DA12 3BX
Application Ref. 20230121 & PP-12047280

Introduction

This Heritage Statement is supporting documentation for the planning application references 20230121 and FULL Application PP-12047280 in respect of the proposed Garage conversion to form a Self Contained Annex detailed in Drawing MAD-461-05.

Location

The residential dwelling house at 39 The Street Cobham know as "The Old Post Office" and it's driveway leading to the rear courtyard where the detached Garage is located. The House, driveway and Garage are situated on the South side of The Street, please see the Site Location Plan below for the exact location. Please note that this location is within the Cobham Conservation Area, and also within the Cobham area of outstanding natural beauty (AONB).

Planning History

The house is Grade II listed and dates from Circa 1750, and the planning history for the house is related to consent for maintenance eg. Replacing damaged brickwork, chimney repairs etc, with the following references from 1997 to 2016 ref;- 20160423, 20070180, 20020934, 19990080, 19970789.

Please note that this planning application is not pertaining to the house but for the Detached Double Garage at the rear of the long driveway.

The driveway is between the House and the Garage, see photos of the Garage above which is of modern construction and design and is not part of the Grade II listing. This proposal is for the removal of the Garage and then the construction of a self-contained annex as per drawing MAD-461-05.

Pre-Application Advice

Pre-Application advice has already been received from Case Officer Gary Edwards dated 5th April 2022 with reference PRE20220024 concluding in it's summary that it maybe possible to support the proposed design, please see detailed in this planning application drawing MAD-461-05, the design has the same floor area as detailed in the advice. As per guidance the 8 x 12metre open driveway area provides ample room for vehicles to turn round and avoid having to reverse onto the Street as requested by Gary Edwards advice.

Design

This proposal is not for the Grade II listed house but the existing modern Garages to the rear of the long driveway.

The proposed design for the self-contained annex follows the advice received in that it is of "modest in terms of it's footprint size and height" with no loss of sunlight to the adjacent properties.

This Annex has been designed in a way that will minimise any negative impacts and to preserve and enhance those local design aspects that maintain the core strategy pertaining to the Cobham Conservation Area in particular the Heritage and Historic Environment (CS20).

The proposed brickwork will match the existing Garage or reclaimed bricks are to be used, with black timber shiplap cladding above a twin layer tile crease. Please the photo below of a completed similar Meopham Architectural Design project in Meopham.

This application is also for photo voltaic electrical solar panel to the roof please see application drawing for details,

The self contained annex proposed design meets the tests set out in paragraph 130 of the NPPF and policy CS 19 of the core strategy.



The relevant planning policies for this proposal are:-

Gravesham Local Plan Core Strategy and Policies 2014.
Policies in the Gravesham Local Plan Review 1994.

Gravesham Local Plan Core Strategy 2014:-

CS01 – Sustainable Development
CS02 – Scale and Distribution of Development
CS11 – Transport
CS12 – Green Infrastructure
CS19 – Design and Development Principle
CS20 – Heritage and Historic Environment

Policies in the Gravesham Local Plan Review 1994:-

P3 – Vehicle Parking Standards
TC2 – Policy for Listed Buildings
TC3 – Development Affecting Conservation Areas

Access

The vehicle access from “The Street” does not change and as per the pre-application advice received the 8 metre by 12 metre area provides ample area for vehicles to turn round without the need for reversing on The Street. There will also remain off-street parking for a minimum of three vehicles.

Summary

This proposal is to allow the elderly householder family members to have their own space whilst living close-by with a very much improved family life, without potential financial burden being on GBC & Kent Social Services.

Simon Vinall.

Meopham Architectural Design

Meopham Architectural Design

15 Park House Gardens, Tunbridge Wells TN4 0NQ