



Delegated Report

Householder Planning Application / Listed Building Consent

Planning Application No: 20260707 – Planning Application
20260708 – Listed Building Consent

Location: Crutches Farm House Old Watling Street Higham Rochester

Description: 20260707 - Erection of single storey rear extension.

20260708 - Application for Listed Building consent for erection of single storey rear extension.

Applicant: Mr Andrew Wilkins

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. 4006 – 001 Rev B – Existing Floor Plans;
Drawing No. 4006 – 002 Rev B – Existing Elevations;
Drawing No. 4006 – 003 – Proposed Floor Plans;
Drawing No. 4006 – 004 – Proposed Elevations; and
Heritage / Design and Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20020823	Application for Listed Building Consent for the erection of part two storey and part single storey rear extension to form kitchen at ground floor level with bedroom at first floor level	Application Refused	11.12.2002
19980700	Listed Building consent to re-site the existing brick built shed from its current location to the rear of the garden, involving demolition of the wooden shed.	Permitted	14.01.1999
19970870	Application for Listed Building consent for the erection of a single storey rear extension to form a utility room and shower room/wc.	Permitted	13.02.1998
19970656	Application for Listed Building consent for internal alterations relating to the installation of a staircase.	Permitted	04.11.1997
19960567	Conversion of barn into 2 no. dwellings each with an integral garage, demolition of part of the existing outbuilding and use of land as residential curtilage and formation and laying out of two car parking spaces.	Application Refused	24.01.1997
19930677	Internal alterations to bathroom at first floor level, construction of staircase, formation of new window at first floor level in rear elevation and installation of replacement	Permitted	17.01.1994

	doors and windows on front and rear elevations.		
19880703	Erection of a triple garage and erection of a single storey extension to form a utility room and porch linking the garaging to the converted barn	Permitted	13.06.1989

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC2 – Listed Buildings

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architect or historic interest which it possesses.

National Planning Policy Framework (2026)

- Section 4 – Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 14 – Achieving well-designed places
- Section 19 – Conserving and enhancing the natural environment
- Section 20 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject 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 compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

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 of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. 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

Conservation Architect
No comments received.

Higham Parish Council
No comments received.

Neighbouring properties

The application was advertised by the displaying of a site notice, a press notice and individual letters sent to five surrounding properties with an overall expiry date of 21st August 2026. No objections have been received in response to the application. However, one neighbouring resident has requested that a condition be imposed requiring all construction vehicles, plant and materials to be confined to the application site, in order to prevent obstruction of the adjacent private driveway. The resident has also requested restrictions on construction working hours to minimise potential disturbance to neighbouring occupiers during the construction period.

Officer's Analysis

Site Description

The application site is a two storey semi-detached Grade II Listed Building, in use as a residential dwelling. It is located within the residential area of Higham inset from the Green Belt and is within the Higham Arable Farmlands Landscape Character Area.

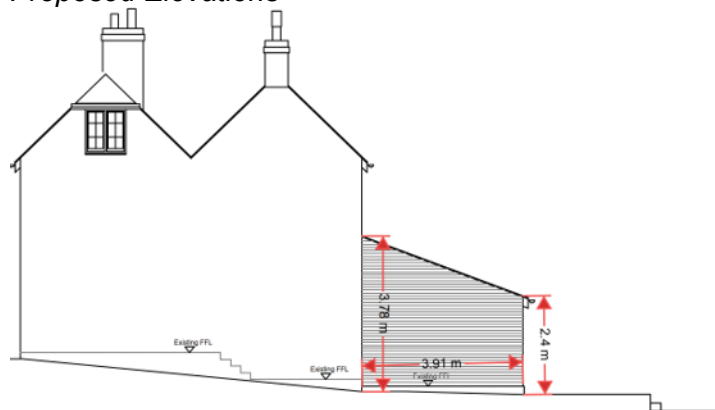
Application Property



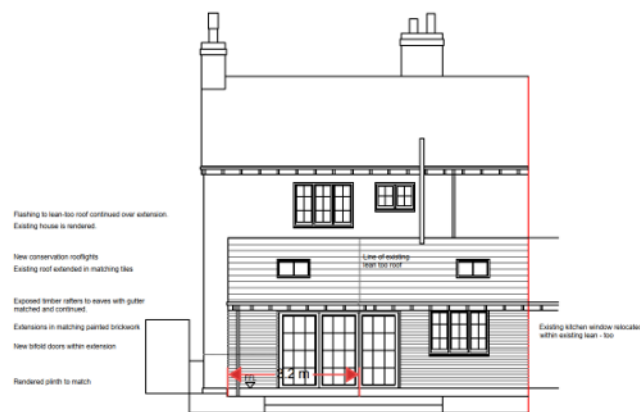
Proposal

The application seeks planning permission and listed building consent for the construction of a single storey rear extension. The extension would project off an existing single storey extension of similar design to that of the proposed and would have the same projection of 3.91m from the main rear elevation and measure 3.2m wide. The roof would be pitch with a height of 2.4m from the eaves, extending to 3.78m as it joins the main rear elevation and would have one rooflight. The extension would facilitate a new kitchen/dining area and relocating the existing utility and toilet.

Proposed Elevations

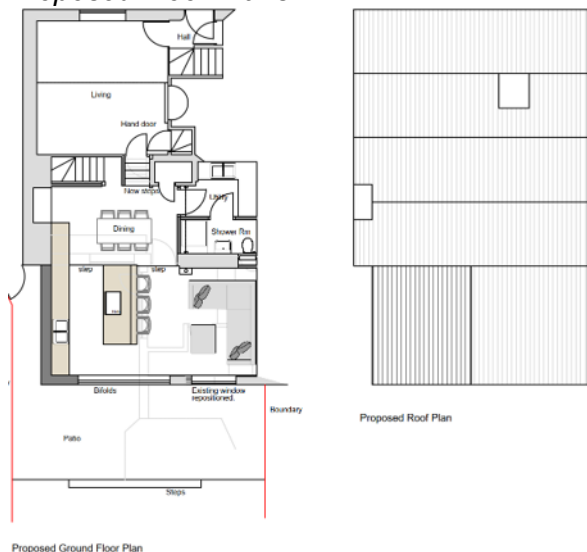


Proposed Side Elevation



Proposed Rear Elevation

Proposed Floor Plans



Materials - The proposed materials would match the existing painted brickwork, slate rooftiles and timber doors and windows.

Principle of development

Policy CS02 of the Local Plan Core Strategy states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension and remedial works and repairs to an existing dwelling in the rural settlement inset from the Green Belt and as such the proposed development is acceptable in terms of principle.

Design, Character and Appearance and Impact on the Listed Building

Section 14 of the NPPF 2026 relates to key principles for well-designed places and sets out the Government's requirements in relation to design issues. Policy DP3 requires that development proposals respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

As the application property is a Grade II Listed Building Section 20 of the NPPF 2026 is also relevant which gives the objective to conserve and enhance the historic environment. Policy HE6 states that development would have a positive effect on a designated heritage asset should be supported and any harm to a designated heritage asset will be a matter of consideration important and weight. Policy CS20 of the Core Strategy 2014 requires weight to be given to conservation of heritage assets and proposals which preserve and enhance heritage assets should be supported.

It is noted that a single storey rear extension was added to application property at some point which currently forms a utility and toilet, however there is no planning history relating to this. It is further noted that the adjoining property of Crutches Gate Cottage has had a similar extension which was permitted in 2021 (App Refs 20210369 and 20210370).

The proposed extension is modest in scale and would project from the existing rear addition, matching its projection, materials and roof form. The design has been carefully conceived to ensure that it remains subordinate to and in keeping with the host dwelling, thereby having a minimal impact on its character and appearance. The proposal is also comparable in scale and design to the more recent extension at the adjoining Crutches Gate House. Accordingly, it is considered that the development would preserve the special architectural and historic interest of the listed building and would not result in any harm to its

significance. The proposal therefore accords with Policies CS19 and CS20 of the Local Plan Core Strategy and Sections 14 and 20 of the National Planning Policy Framework (2026).

Amenity of Future Occupiers

The proposed extension is modest and would not have a huge impact on the existing garden area and sufficient garden would be retained in accordance with the minimum garden area as set out in the SPG2 Residential Layout Guidelines. The development would therefore accord with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

Due to the siting and scale of the propose extension, there would be no detrimental impact on either of the neighbouring properties. As such, the proposal would accord with Policy CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal would not result in any additional bedrooms and would not result in any additional demand on the existing parking provision. The development would therefore accord with saved Policy P3 of the Local Plan First Review (1994).

Any Other Material Planning Considerations

Landscape Character Area

The application property is located within the Higham Arable Farmlands Landscape Character Area. The proposal is a modest extension to the existing property within the confines of the residential area and as such would not have an impact on the landscape character area. The development would therefore accord with Policy CS12 of the Local Plan Core Strategy and Section 19 of the National Planning Policy Framework 2026.

Conclusion

Subject to conditions the proposal would not cause harm to the character or architectural or historic interest of this grade II listed building or the setting of the adjoining Crutches Gate Cottage, and is considered acceptable in terms of character and appearance, neighbouring amenity, occupiers amenity and parking.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	7 th September 2026	Dated:	7th September 2026