

Shorne Parish Council

————— Borough of Gravesham —————

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29th March 2022

Application Ref 20220266 (and 20220275 Listed Building Consent)

The Old Parsonage Butchers Hill Shorne Gravesend Kent DA12 3EB

Demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.

The Old Parsonage is a large period residence in extensive grounds. It is largely hidden from view, by existing trees and vegetation, but we are uncertain of the extent to which it can be seen from other properties on high ground.

We were unable to find on the GBC website the previous planning applications relating to the Conservatory and the “Pool House” (a two storey structure with residential accommodation over) as referenced in the planning statement as dating from 1987, or for the attached timber garage.

The applicant informed us in advance that this planning application was likely to be submitted, but drawings for review were not provided otherwise our input would have been made earlier in the process.

The application involves two different proposals and structures:

1) Replacement conservatory on south side of house:

It is understood from the accompanying documents that the presently proposed design is conceptual and not finalised pending structural loading considerations. The connection to the “Pool house” building is complex so, overall, redesign could be beneficial.

The structure as presently proposed is uncompromisingly ultra-modern and greatly out of keeping with the character of the existing buildings.

The Parish Council would prefer the design to be toned down and not to be such a stark contrast. A more sympathetic design that combines traditional and more visually compatible elements with the modern, at least on the east/front elevation, would be preferable.

The Parish Council has no objection to the principle of the conservatory being replaced but at the present time has to **object to the proposed design of the replacement conservatory** for the reasons as given above.

As the design is not finalised, any permission granted for this structure should be outline only with all matters reserved.

If permitted, maintenance of the visual screening trees and vegetation should be required by Condition.

2) Kitchen extension on north side of house:

This is in a style that is compatible with the main house and shows subsidiarity, although sash windows might be preferable so as to match those on the frontage of the main building.

The Parish Council otherwise has **no objection to this part of the proposal**.