



Delegated Report

Planning and Listed Building Consent Application

Planning Application No: 20260095
20260096

Location: The Ship Inn 14 The Street Cobham Gravesend

Description: 20260095 - Demolition of the existing rear outbuilding and erection of a timber framed structure.

20260096 - Application for Listed Building Consent; Demolition of the existing rear outbuilding and erection of a timber framed structure.

Applicant: Mrs Francesca Davenport

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Location Plan;
- Drawing no. 100 – Existing Ground Floor Plan;
- Drawing no. 101 – Existing Elevations;
- Drawing no. 102A – Proposed Ground Floor Plan;
- Drawing no. 103 – Proposed Elevations;
- Revised Design, Access and Heritage Statement; and
- Photo Montage.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150599	Application for the approval of conditions 3, 4, 5, 6, 7 & 8 attached to Listed Building Consent reference no. 20150019 relating to samples of interior materials and finishes, details of joinery including the replacement window in the east elevation, details regarding the closure of the toilet window and samples of the infill materials, details and scaled drawings of the new floor finishes, details of methods of fixing internal decorations to the fabric of the building and type and design of obscure glazed film to be applied over the window on the western elevation.	Approved	12.08.2015
20150019	Application for Listed Building Consent for the external redecoration of main building and internal works to ground floor only, including installation of replacement floor coverings with timber boarding and tiling, installation of new feature wall boarding, new pendant light fittings over counter, blocking up of window serving the ladies toilets, provision of obscure film over existing window in west	Permitted	12.05.2015

	elevation and replacement of window in east elevation with new timber, single glazed window.		
19950656	Installation of Calor Gas bulk storage tank, enclosed by 1850mm high fenced compound with gates, in the rear garden of public house, behind existing brick wall.	Permitted	24.01.1996
19930204	Application for Listed Building consent for the erection of a single storey extension on the north elevation and demolition of the detached prefabricated corrugated sheet hall and the brick and tile toilet block at the rear.	Refused	13.09.1993
19930203	Erection of single storey extension on the north elevation to form restaurant, kitchen, children's play area, entrance lobby and toilet accommodation, enlargement of the existing car park and formation of a beer garden.	Refused	13.09.1993
19880059	Application for Listed Building Consent for internal alterations.	Permitted	10.03.1988
19861043	Application for Listed Building Consent for replacement of a window with a fire exit door on the southern elevation	Permitted	06.03.1987
19820006	Erection of single storey extension to provide enlarged toilet accommodation	Permitted	01.02.1982
19770352	Retention of use of land as an extension to existing car park	Permitted	28.07.1977

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)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites

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.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which 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

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Cobham Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan – Rural Conservation Area Appraisals Supplementary Planning Document (2016)

Other

- Kent Downs Area of Outstanding Natural Beauty Management Plan 2021-2026

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Looks pretty modern so could be replaced. Just check the width as it mustn't get closer to the main building. Will there be a brick plinth? If so a brick sample would be useful?

No response from:

- Cobham Parish Council
- Ward Councillors
- National Amenity Societies

Neighbouring properties

20260095 - 4 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 06.03.2026 – no responses received.

20260096 – Application was advertised by way of site and press notices – overall consultation expiry date was 06.03.2026 – no responses received.

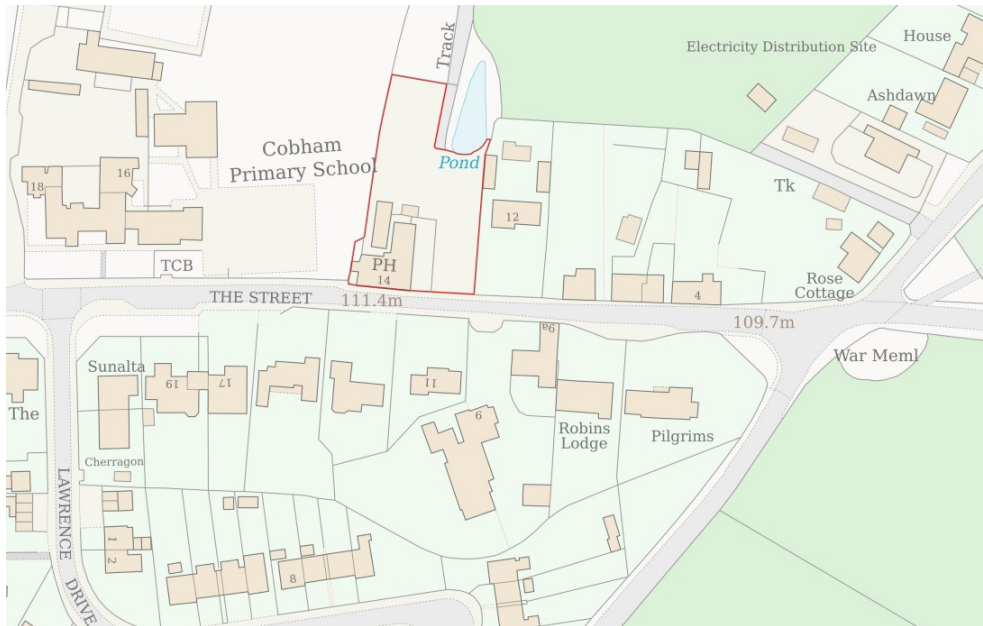
Officer's Analysis

The application site consists of The Ship Inn which is situated on the northern side of The Street and specifically the outbuilding to the rear of the main public house building. To the north is a pond and a field beyond; to the east are residential dwellings with the closest being no. 12 The Street; to the south are other residential dwellings and to the west is Cobham Primary School. The site is situated in Cobham a rural settlement inset from the Green Belt. It is a grade II listed building, in the Cobham Conservation Area, the



Kent Downs National Landscape and the Ashenbank and Cobham Parkland Landscape Character Area.

The site is shown in the below map:



The site is seen in its wider context in the below aerial image (red balloon):





The existing outbuilding can be seen as follows:



(Corrugated metal faced building on right hand side)





The proposal is for demolition of the existing rear outbuilding and erection of a replacement outbuilding.

The principal issues in the consideration of this application are as follows:

Principal

Policy CS02 (LPCS) 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 removal and replacement of an existing outbuilding in the Rural Settlement Inset from the Green Belt of Cobham and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance including Heritage

The Ship Inn according to the listing description is seventeenth century in origin with a nineteenth century two story extension on its western end. The existing outbuilding, for which there is no history of planning permission for, is located to the rear of the main building behind the part where the ladies toilet, pub area and office is and runs alongside the single storey rear extension. The outbuilding is 11.38m in length, 6.3m in width and is 5.1m in height. The southern wall of the outbuilding is located 0.34m from the nearest part of the main listed building and the eastern wall of the outbuilding is located 1.5m from the single storey rear extension. The outbuilding has four windows in its western side elevation, three windows and a door in its eastern elevation, a door and a small window in its north elevation and a door in its southern elevation. It is faced with roof tiles on the roof and corrugated metal for the walls with a brick plinth.

The proposal is to demolish this building and erect a new outbuilding on its site. It would be 7.1m in length, 6.2m in width and 5m in height. The southern wall of the outbuilding would be located 0.34m from the nearest part of the main listed building and the eastern wall of the outbuilding would be located 1.5m from the single storey rear extension. The outbuilding would have no windows in its western side elevation, one window and a door in its eastern elevation, a window in its north elevation and a door in its southern elevation. It is proposed to have a corrugated tin roof and weatherboard cladding for the walls with timber windows and doors.

This is an outbuilding at the rear of a grade II listed building. It can be seen that there are bricks at the base but that the rest of the walls are covered with corrugated metal making it harder to tell how old the building is. The case officer looked at the historic maps on the Kent Historic Environment Record and this shows outbuildings to be sure of dates the views of the Conservation Officer were sought to ascertain age and whether the building is curtilage listed or not.

Unfortunately, the Heritage Statement originally submitted with the application did not provide the full details of what a Heritage Statement should contain and relied on the view that as the outbuilding is not mentioned in the listing description and it is not attached to the listed building and so it is acceptable to demolish it, which is not in any way a correct way of assessing whether the outbuilding may be demolished or not. A listing description is for identification purposes only, it is not a summary of the special interest of significance of a listed building. A Heritage Statement should be much more detailed and should include:

- A description of the significance / statement of significance of the asset and a description of the contribution of their setting to that significance a schedule of, and justification for the proposed works;
- An assessment / heritage impact statement of the impact of the proposals on the asset's significance;
- A structural survey / plan if demolition is proposed or there is a threat to the structural integrity of a listed building; and

- An explanation of how harm will be minimised, and the significance will be preserved and enhanced.

The agent was asked to amend the Heritage Statement to include what it should as set out above and was also asked to provide full detailed photographs of the buildings, internally and externally.

The agent amended the Heritage Statement to include 1870-1890 and 1897-1900 maps and amended the conclusion to state that 'The structure that is currently insitu is of modern construction – possibly early 1980s and these proposals involve the loss on historic fabric and given that the scheme is the re-build on the same location in a slightly smaller form it is felt the proposals are of neutral effect upon the Listed Building'. They also separately in an e-mail submitted photographs of the inside and the outside of the outbuilding.

The Heritage Statement still does not contain the detail which it should do but the Conservation Officer was re-consulted and they advise that the outbuilding looks pretty modern. They advise that the width must be checked as the outbuilding must not get any closer to the main building. Also asked if there would be a brick plinth and if so brick sample would be useful.

It can be seen from the historic maps that the outbuilding that is on the site now does not appear to be those shown in the historic maps. From the internal view of the building it can be seen it has modern timbers in the walls and roof and no historic fabric. The Conservation Officer has confirmed they are find it acceptable for the outbuilding to be demolished. On that basis, the next consideration is the replacement outbuilding.

The outbuilding would be built on the same site as the existing but to a smaller footprint. It would be the same width as existing but would be 4.2m less in length and would be situated the same distance from the main listed building as existing and would move no closer. It would have a pitched roof and the overall height would be 100mm less than existing. As such, given the proposed replacement outbuilding would be on the same site as the existing, of smaller length and height, same width as existing and so no wider and would come no closer to the main listed building, it is considered that the proposed replacement outbuilding would be acceptable in terms of scale and design and would cause no harm to the setting of the main grade II listed building.

In terms of the materials, the Conservation Officer has stated that if there is to be a brick plinth, a brick sample would be useful. As stated, the proposed materials are a painted brick plinth and stained weather boarded finish for the walls, a corrugated tin roof and timber windows and doors. A painted brick plinth is acceptable but details would be needed of the paint colour. Similarly, stained weather boarding for the walls is acceptable but details would be needed of the wood, colour of the staining and the type of weatherboarding. The use of a corrugated tin for the roof is not acceptable. Although the existing outbuilding is faced with corrugated metal walls there is no record of planning permission for this outbuilding and corrugated metal is not a suitable material for an outbuilding at the rear of a listed building. It is therefore considered that if permission is forthcoming, a condition would be required stating that notwithstanding the submitted information, samples and details of all external facing materials need to be submitted and this should not include a corrugated metal tin roof. Joinery details would also be needed of the timber windows and doors, if permission is forthcoming.

Subject to conditions it is considered that the demolition of the existing outbuilding and the replacement outbuilding would be acceptable in respect of design, character and appearance and would not harm the setting of the listed building and would also not harm the character and appearance of the Cobham Conservation Area.

Impact on Kent Downs National Landscape and Landscape Character Area

The site is situated in the Kent Downs AONB and the Ashenbank and Cobham Parkland Landscape Character Area.

Paragraph 189 of the NPPF (2024) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscape which amongst others have the highest status of protection in relation to landscape and scenic beauty. The conservation and enhancement of wildlife and cultural heritage are also important considerations. The scale and extent of development in these areas should be limited.

Policy CS12 (LPCS) states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty (now National Landscape) and its setting.

Please note when the AONB Management Plan is discussed below the wording of AONB is still used as the document has not been amended following the change in name by the government from AONB's to National Landscapes, therefore AONB is still referred to here when discussing the actual Management Plan as that is still the wording.

The AONB Management Plan has a number of relevant policies including:

SD1 – the need to conserve and enhance the natural beauty of the AONB;

SD2 – the local character, qualities and distinctiveness of the AONB will be conserved and enhanced in the design, scale, setting and materials of new development

SD3 – new development will be opposed which disregards the primary purpose of the AONB

SD9 – the particular historic and locally distinctive character of rural settlements and buildings of the AONB will be maintained and strengthened; new developments will be expected to apply appropriate design guidance and to be complimentary to local character in form, setting, scale, contribution to settlement pattern and choice of materials

BD5 – Protection, conservation and extension of Kent Downs priority and distinctive habitats and species will be supported and the local plan process and planning decisions

WT1 – Threats to the existing extent of woodland and transitional habitats around woodland will be resisted.

Within the Management Plan the site is situated in the West Kent Downs Character Area, Cobham Sub-area in the Landscape Assessment in the Kent Downs AONB (now National Landscape).

Recommendations include protecting historic features of the landscape, (Listed Buildings and Conservation Areas) but also the historic hedgerows, farms and lanes which have formed the fabric of the landscape for centuries and ensure that any new development around historic villages respects the scale, layout, massing and materials of existing buildings, and also their relationship with the landform. Landscape proposals should reflect local character using appropriate form, structure and species.

The Gravesham Landscape Character Assessment states the key characteristics of the Landscape Character Area are slightly undulating topography with a strong presence of manmade landform, large parkland trees, two large areas of dense ancient woodland, a traditional village centre, typical of North Kent landscape and native hedgerows and three bar wrought iron and timber fencing.

The proposal would result in the replacement of an existing outbuilding to a smaller footprint as it would be of less length, it would also be of slightly less height and would be the same width. The proposal would not result in an increased prominence of the existing site which is situated in a built up area of the rural settlement of Cobham. It is therefore considered that the proposal would preserve the natural beauty of the Kent Downs National Landscape and would protect the local landscape character. As such in respect of the National Landscape and landscape character, the proposal is compliant with Policies CS12 and CS19 (LPCS) and in line with paragraph 189 of the NPPF (2024).

Neighbouring Amenity

The outbuilding to be replaced would be of the same width and less length and height than the existing, therefore would have less impact than the existing. Furthermore, the outbuilding would be a large distance from the neighbouring properties; the distance to no. 12 The Street to the east is some 30m and to the west is Cobham Primary School the nearest part of which is 50m away. The main building is in use as a pub

therefore no neighbour impact there. Overall therefore there would be no impact on neighbouring amenity.

Parking and Highways

The outbuilding would be used for the same use as existing, storage, and would not alter any of the existing parking provision on the site. As such there are no issues regarding parking and highways and in this respect the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site is in an Area of Archaeological Potential but the proposed replacement outbuilding would be built on the site of the existing outbuilding, it is therefore considered that there would be impact on archaeology and in this respect the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposed removal of the existing outbuilding and erection of a replacement outbuilding subject to conditions would be acceptable in terms of the principle of the development, design, character and appearance and would protect the setting of the main listed building and the character and appearance of the Cobham Conservation Area, neighbouring amenity, parking and highways and archaeology. As such the proposal is compliant with local and national planning policy.

Recommendation

20260095 – Permission

20260096 – Permission (Listed Building Consent)

(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:	14 April 2026	Dated:	15 th April 2026