



Delegated Report

Approval of Details Application

Planning Application No: 20250325

Location: Old Vicarage Church Street Higham Rochester

Description: Application for the approval of condition 3, 4, 5 and 6 attached to planning reference number 20240468 for samples and details of the slate for the roof (3), scaled drawings of joinery details (4), details of the location and appearance of the soil vent pipework and mechanical extract ventilation for the wc (5) and details of the location and appearance of the soil vent pipework and mechanical extract ventilation for the bathroom (6).

Applicant: Mr & Mrs Mathis

Site Visit Date: N/A

Listed Building Consent was granted for erection of a single-storey rear extension and the conversion of a first-floor room into a bathroom under application ref. 20240468 on 18 July 2024. This was subject to a number of conditions including condition nos. 3, 4, 5 & 6 which this application seeks to discharge.

Approval of details application for discharge of the conditions was refused on 11 March 2025 under application ref. 20250033 on the following ground:

- The details submitted for condition nos. 3, 5 & 6 are not acceptable due to the proposed slate being Spanish, the proposed white plastic cover for the Mechanical Extract Ventilation (MEV) in the single storey rear extension, the proposed additional black plastic pipework to connect to the existing Soil Vent Pipe (SVP) and the proposed MEV on the west flank elevation for the new bathroom. The details would not preserve the architectural or historic interest of this listed building but would cause harm. They would also fail to preserve the character or appearance of the Church Street, Higham Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and section 16 of the National Planning Policy Framework (2024).*

The information that has been submitted with this current application is:

- Application form;
- The Old Vicarage Scaled Window Drawings;
- The Old Vicarage Scaled Drawings Pair of Doors & Frame;
- Drawing no. 2331 E 001 – Survey;
- Drawing no. 2331 PC 110 Rev. A – Proposed Floor Plan;
- Drawing no. 2331 PC 120 Rev. A – Proposed Elevations;
- Discharge of Conditions Application Document.

Relevant Planning History

Reference	Description	Decision	Decision Date
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20250033	Application for approval of condition 3, 4, 5 and 6 attached to listed building consent reference number 20240468 relating to samples and details of the slate for the roof, scaled drawings at a scale of 1:10, and 1:2 or 1:1 joinery details, of all windows and doors in the extension, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the wc. in the single storey rear extension and full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the bathroom.	Refused	11.03.2025
20240468	Application for Listed Building Consent for the erection of a single-storey rear extension and the conversion of a first-floor room into a Bathroom.	Permitted	18.07.2024
20240467	Erection of a single-storey rear extension and the conversion of a first-floor room into a Bathroom.	Permitted	18.07.2024

Analysis

Condition 3

Condition 3 is:

3. *Prior to above ground works on the single storey rear extension, samples and details of the slate for the roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.*

Reason *In order to protect the architectural and historic interest of this Grade II Listed Building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The information submitted for this condition is as follows:

- Discharge of Conditions Application Document.

The proposed slate is SIG Roofing Welsh Slate FFCOL5030 Ffestiniog 500mm x 300mm County.



No actual sample has been submitted but details and photographs of the proposed slate are given in the Discharge of Conditions Application Document. Welsh slate is wholly appropriate for the listed building and the proposal to cover the roof of the single storey rear extension with this is therefore acceptable.

As such the proposed slate is considered acceptable and condition 3 of listed building consent ref. 20240468 can be discharged.

Condition 4

Condition 4 is:

4. *Prior to above ground works on the single storey rear extension, scaled drawings at a scale of 1:10, and 1:2 or 1:1 joinery details, of all windows and doors in the extension shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.*

Reason *In order to protect the architectural and historic interest of this grade II Listed Building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The information submitted for this condition is as follows:

- The Old Vicarage Scaled Window Drawings;
- The Old Vicarage Scaled Drawings Pair of Doors & Frame; and
- Discharge of Conditions Application Document.

The window drawings shows that the two windows in the extension will be timber single glazed and of acceptable construction and proportions in respect of the frame and glazing bars and that the glazing bars would be of a traditional moulding.

The double doors with glazed side panels would also be timber, single glazed and of acceptable proportions.

It is considered that the details submitted show that the windows and doors would be sympathetic to the significance of this listed building and condition 4 of listed building consent ref. 20240468 can therefore be discharged.

Condition 5

Condition 5 is:

5. *Prior to above ground works on the single storey rear extension, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the wc. in the single storey rear extension shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the extension first being brought into use.*

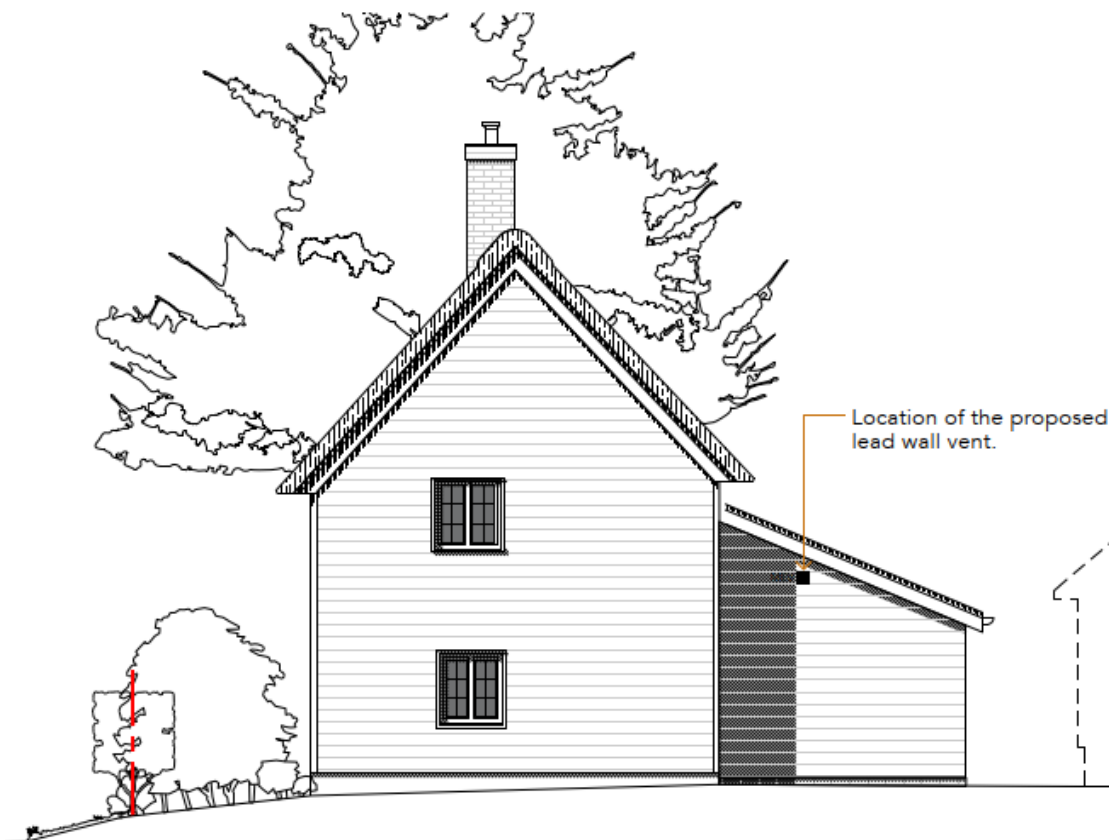
Reason *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The information submitted for this condition is as follows:

- Drawing no. 2331 PC 120 Rev. A – Proposed Elevations;
- Drawing no. 2331 PC 110 Rev. A – Proposed Floor Plan;
- Discharge of Conditions Application Document.

This shows that the soil & vent pipe (SVP) will be located internally, connecting to the existing drainage system below ground and that the SVP will have a stub stack and air admittance valve which will also be internal so there would be no part visible externally; this is considered acceptable.

The mechanical extract ventilation (MEV) will terminate onto the east side wall and will have a lead cover with white plastic cover as seen below:



A vent in this location is considered acceptable and the lead cover is in a sympathetic material.

It is considered that the details submitted are acceptable and condition 5 of listed building consent ref. 20240468 can be discharged.

Condition 6

Condition 6 is:

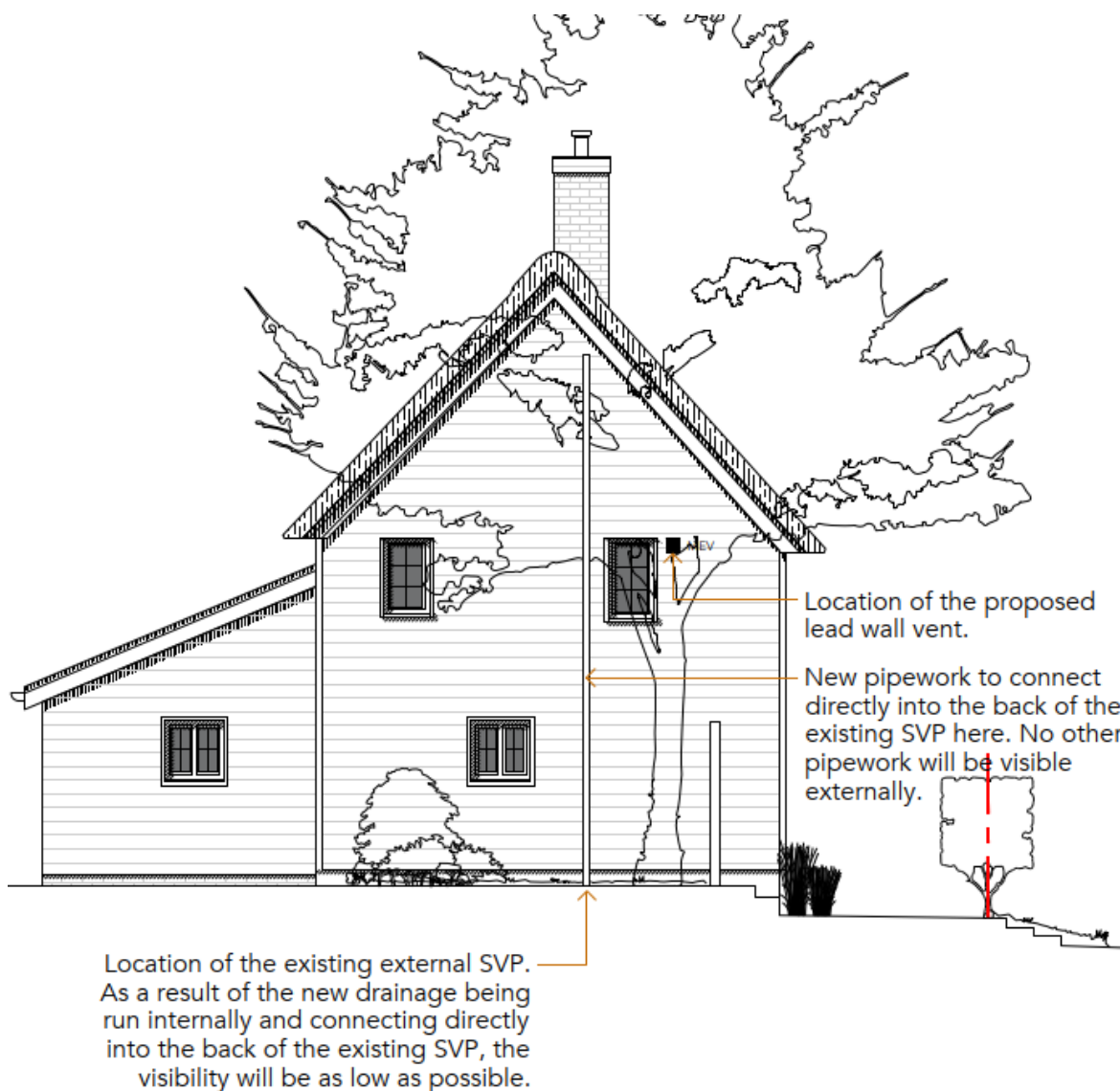
6. *Prior to any works taking place on the conversion of the study to a bathroom at first floor level, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the bathroom shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the bathroom first being brought into use.*

Reason *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local Plan First Review (1994).*

The information submitted for this condition is as follows:

- Drawing no. 2331 PC 120 Rev. A – Proposed Elevations;
- Drawing no. 2331 PC 110 Rev. A – Proposed Floor Plan;
- Discharge of Conditions Application Document.

This shows that the existing SVP on the west flank elevation of the building will be used and that the new connecting pipework will all be run internally and will then connect directly into the back of the existing SVP as seen below:



The new mechanical extract ventilation (MEV) will terminate onto the west side facing wall to the right of the front most window on that elevation at first floor level. The MEV will have a lead cover which is a sympathetic material. Given that the SVP will connect into the back of the existing SVP on the west elevation and the MEV extract will be small and with a sympathetic cover, both elements are considered acceptable.

As such it is considered that the details submitted for condition 6 are acceptable and condition 6 of listed building consent ref. 20240568 can be discharged.

Conclusion

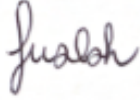
The information that has been submitted for condition nos. 3, 4, 5 & 6 is acceptable and would preserve the architectural or historic interest of this listed building and the character and appearance of the Church Street, Higham Conservation Area. As such, the proposed details are compliant with Policies CS19 and CS20 (LPCS), saved Policies (LPFR) and section 16 of the National Planning Policy Framework (2024). It is considered the ground of refusal of previous approval of details application ref. 20250033 has been resolved.

Condition nos. 3, 4, 5 & 6 of planning approval reference 20240468 are recommended for discharge.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27 May 2025	Dated:	27 May 2025