



Delegated Report

Householder and Listed Building Consent Applications

Planning Application No: 20240860
20240861

Location: Murrells, 157 Vale Road Northfleet Gravesend

Description: 20240860 – Erection of side extension.
20240861 - Application for Listed Building Consent for the erection of side extension.

Applicant: Stephen Taylor Woodrow

Site Visit Date: 1 November 2024

Submitted Documents/Plans

- Cover Letter;
- Application form;
- OS Plan;
- Drawing no. MVRN/BP – Block Plan;
- Drawing no. MVRN/0324/02 – Part plan and elevations as proposed;
- Drawing no. MVRN/0324/01 – Part plan and East elevation as existing;
- Site Picture; and
- Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180976	Application for Listed Building Consent for removal of extant cement render, subsequent timber inspection and remedial/repair work and installation of weatherboarding at first floor level to the front (south), flank (west) and rear (north) elevations.	Permitted	15.04.2019
20180838	Application for Listed Building Consent for conservation timber repairs to remaining historic elements in south elevation gable, renewal and repair of imposed softwood frame to ensure maintained structural integrity, subsequent insulation and lime render to elevation.	Permitted	05.10.2018
20180677	Application for Listed Building Consent for the removal of the existing jetty knee brace in the south-western corner of the cross-wing and installation of a new oak jetty knee brace; installation of new groundsill on two courses on limecrete strip foundation and finding of three plank panel door to be retained.	Permitted	09.10.2018
20180179	Application for approval of conditions 3 and 4 attached to listed building consent reference number 20170725	Approved	23.04.2018

	relating to detailed drawings and a full written schedule of works and specifications for the repair of the timber frame including a method statement setting out the sequence of the works and the brick type, bond, details of mortar mix and type and style of pointing for the chimney stack, and a sample panel of brickwork to show the brick type, bond, details of mortar mix and type and style of pointing for the chimney stack.		
20170725	Application for Listed Building Consent for removal of the cement render and remedial structural timber and brick repair works, where necessary, with a lime plaster finish to a section of the western elevation of the building and restoration of the chimney stack on the east elevation to its former height.	Permitted	29.09.2017

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC7 – Other Archaeological Sites

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, 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 architectural or historic interest which it possesses.

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 8 – Promoting healthy and safe communities

- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 – Residential Layout Guidelines (2020).
- SPG4 – KCC Parking Standards (2006).
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Listed Building A Guide for owners and occupiers Informal Guidance (2020)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

The Kent HER map regression confirms that there was a structure against the east side of the house going back to the 1871-1890 OS map. What form this structure took is open to debate as no photographic/drawn evidence has been produced, but it was clearly as described in the heritage statement – *projected approximately 1.6m*.

With existing doors to be adopted for access to the main house the proposals could be achieved with minimal disruption to the fabric of the building. The design proposal form has potential to be an acceptable approach in terms of the setting of the listed building, subject to detail design and the treatment of the connection and existing external wall of the house must be carefully considered; ideally with no treatment of the existing wall or a proposal to ensure reversibility of any surface treatment with minimal fixings.

Subject to detail design with drawings at a scale of 1/20, 1/10, ½ or full size of the structure and its connection to the main house (which must be easily reversible with minimal alteration/intervention to the fabric of the main house), the proposals will preserve the significance of the listed building, being a C17 or earlier timber-framed L-shaped house.

Neighbouring properties

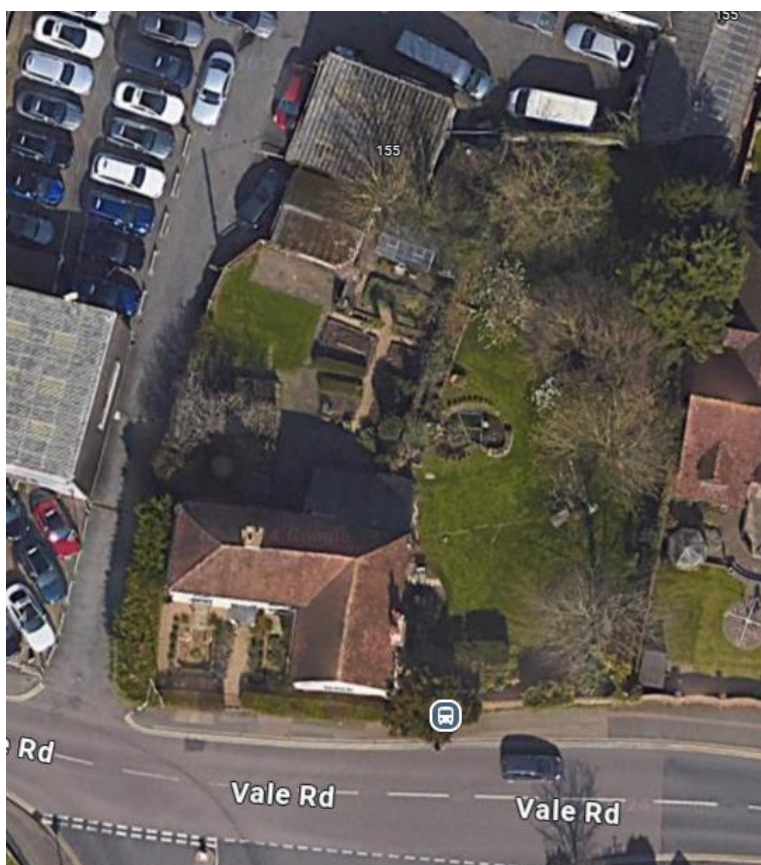
20240860 – 9 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 22.11.2024 – no responses received.

20240861 – Site and press notices - overall consultation expiry date was 22.11.2024 – no responses received.

Officer's Analysis

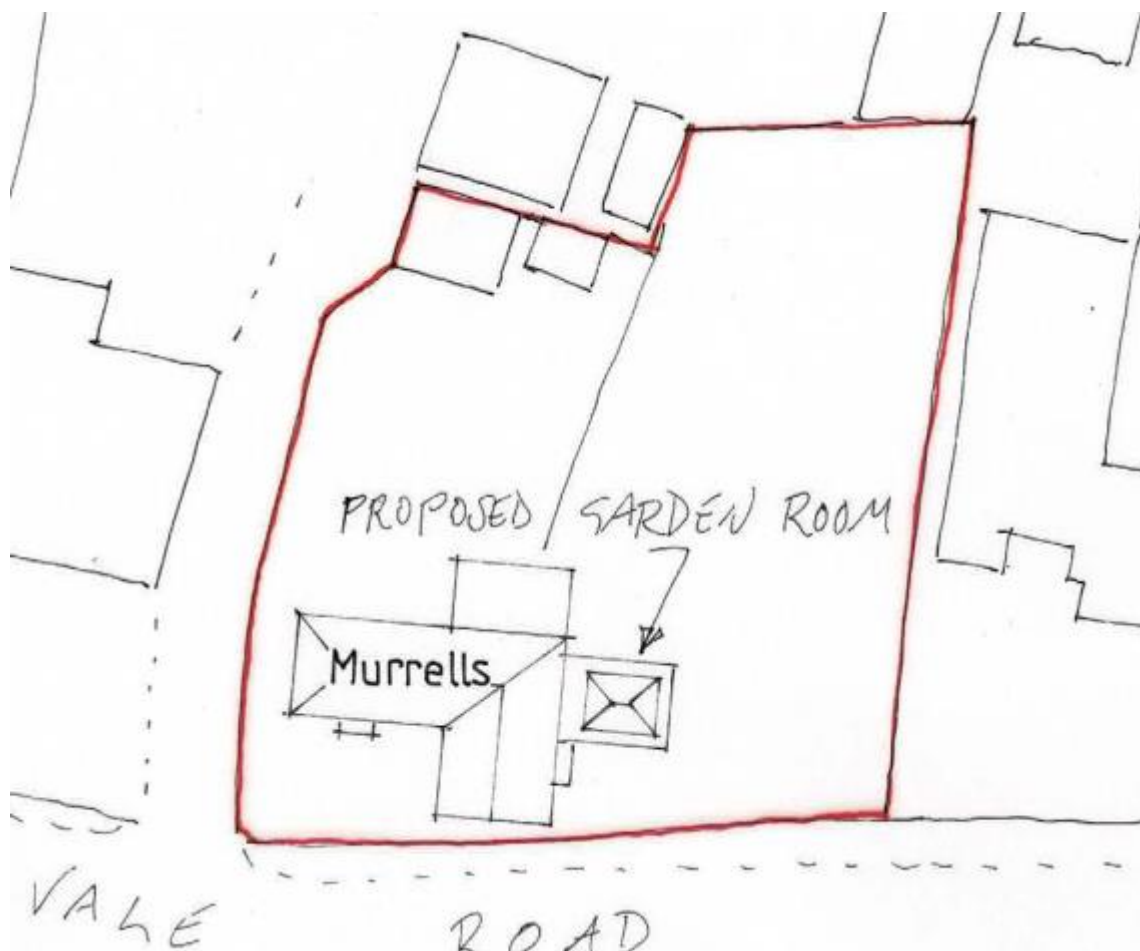
The application site consists of a two storey detached dwelling situated on the northern side of Vale Road.

The property is a grade II listed building and the site is situated in an Area of Archaeological Potential. The main dwelling is shown in the images below:

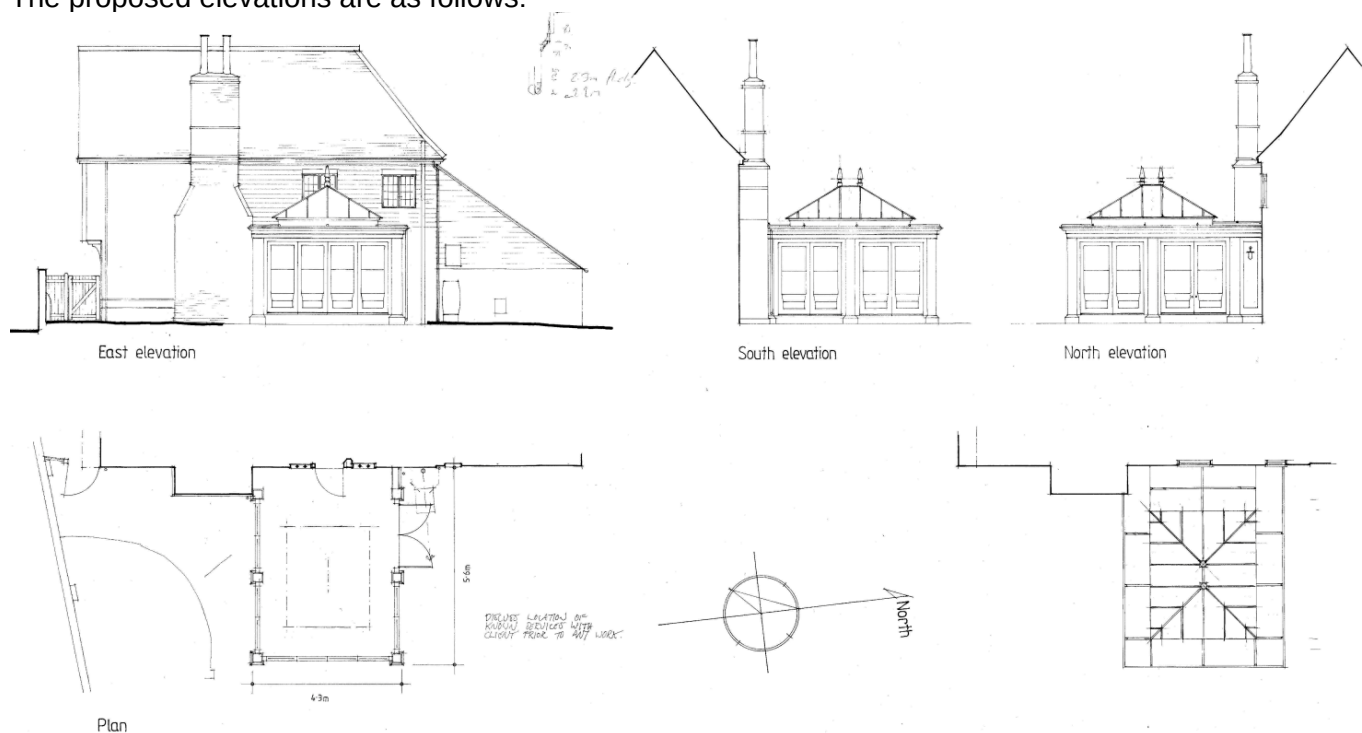


The proposal seeks to erect a single storey extension on the eastern side elevation.

The proposed block plan is as follows:



The proposed elevations are as follows:



The principle issues for consideration in the assessment of these planning and listed building consent applications are:

- Design, Character, Appearance and Heritage
- Amenity of Occupiers
- Neighbouring Amenity
- Archaeology

Design, Character, Appearance and Heritage

Policy CS19 (LPCS) states that new development will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area. Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough. These include amongst others the Borough's urban and rural conservation areas.

Saved Policy TC2 (LPFR) states that development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials. Saved Policy TC3 (LPFR) states that development will be carefully judged for its impact and will be expected to make a positive contribution to the conservation area.

The national planning policy on heritage is set out in section 16 of the NPPF (2023). Paragraph 200 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise and that this should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 203 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 205 of the NPPF (2023) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Murrells is a grade II listed C17 or earlier timber framed L-shaped house. The proposed extension would extend out from the east elevation by 5.6m and have a depth of 4.3m. It would have a pitched roof with two finials on top, the height to the top of the pitch would be 3.9m (to the top of the finials it would 4.4m). The extension would be accessed via an existing single, currently external door. It would be constructed in oak on a Portland Stone or brick Plinth with leadwork for the roof and cast iron rainwater goods. The extension would consist of columns with fixed glazed sections in between, the double doors in the rear of the extension would be openable to provide access to/from the garden.

The Heritage Statement advises that a conservatory once abutted the east elevation and remnants of the base and plinth wall survive; it is believed the conservatory was removed in the 1970s/1980s and the proposal hints at the conservatory which once occupied part of this area. It is stated that exploratory opening up works in this east elevation have revealed a medieval timber frame which was concealed by cement render which has now been removed. The frame will be retained and lime plastered on the conservatory side and would be protected by the proposed extension becoming internal.

The Conservation Officer has been consulted on the application and they confirm that the Kent Historic Environment Record map regression confirms that there was a small structure against the east side of the house as visible in the 1871-1890 map which appears roughly the 1.6m width as stated in the Heritage Statement:



The Conservation Officer states that the fact the extension is proposed without any new openings proposed is a positive and means the extension could be added with minimal disruption to the historic fabric of the building. The Conservation Officer finds the design of the extension acceptable in terms of the setting of the listed building subject to detail design and the treatment of the connection and existing external wall of the house must be carefully considered; ideally with no treatment of the existing wall or a proposal to ensure reversibility of any surface treatment with minimal fixings. The Conservation therefore advises that subject to detail design with drawings at a scale of 1/20, 1/10, 1/2 or full size of the structure and its connection to the main house (which must be easily reversible with minimal alteration/intervention to the fabric of the main house), then proposals will preserve the significance of the listed C17 or earlier timber-framed building

In general design terms the extension is considered of modest proportions and sympathetically designed.

It is therefore considered that subject to conditions the proposed extension would be acceptable in respect of design, character and appearance and would protect the architectural and historic interest and setting of this grade II listed building.

As such in respect of design and heritage the proposal is compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and sections 12 and 16 of the NPPF (2023).

Amenity of Occupiers

After the proposal the dwelling would still have a garden area and rear garden depth that would far exceed the minimum garden area and rear garden depth required for a 3 bed house. As such in respect of the amenity of occupiers the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed extension being single storey and existing boundary treatments there would be no impact on any neighbouring properties by virtue of overshadowing, loss of outlook or overlooking. In respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS).

The site is in an Area of Archaeological Potential. Given the presence of a previous structure on the site and the relatively limited extent of the proposed works, it is considered it unlikely that these proposals would have a significant below ground archaeological impact. As such in respect of archaeology the proposal is considered compliant with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion

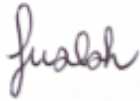
The proposal, subject to conditions, is considered acceptable as it would protect the architectural and historic interest and setting of this listed building, would not harm occupier or neighbouring amenity and would not impact on archaeology.

Recommendation

20240860 - Permission

20240861 – Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27th November 2024	Dated:	03 December 2024