



Delegated Report

Approval of Details Application

Application no: 20250033

Location: Old Vicarage Church Street Higham Rochester

Description: 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.

Applicant: Mr & Mrs Mathis

Site Visit Date: N/A

Planning History

Reference	Description	Decision	Decision Date
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
20080748	Application for approval of condition 4(a) attached to Listed Building Consent reference number 20080356 relating to the slate sample.	Approved	09.10.2008
20080357	Erection of replacement single storey rear extension to form bathroom/wc and utility room.	Permitted	12.06.2008
20080356	Application for Listed Building Consent for internal and external alterations in connection with the demolition of existing extension and erection of a replacement single storey rear extension to form a utility room and bathroom/wc and conversion of first floor storeroom into a wc involving provision of soil stack at the rear.	Permitted	12.06.2008

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.

The information that has been submitted with this application is:

- Application form;
- Drawing no. 2331 PC 120 – Proposed Elevations;

- Drawing no. 2331 PC 110 – Proposed Floor Plan;
- Greenwich Joinery drawing (un-numbered) – Proposed utility and WC windows;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Jamb, Casement – Stile and Glazing Bar;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Cill and Casement Bottom Rail;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Mullion and Casement Stiles;
- Greenwich Joinery drawing (un-numbered) – Proposed Pair of Doors and Frame;
- Greenwich Joinery drawing (un-numbered) – Door Frame Upright Sections & Door Stiles;
- Greenwich Joinery drawing (un-numbered) – Door Frame Head Section (Above Doors);
- Greenwich Joinery drawing (un-numbered) – Door Frame Cill Section (Below Doors);
- Greenwich Joinery drawing (un-numbered) – Door Frame Head Section (Above Fixed Glass);
- Greenwich Joinery drawing (un-numbered) – Door Frame Cill Section (Below Fixed Glass);
- Discharge of Conditions Application Document.

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:

- Application form; and
- Discharge of Conditions Application Document.

The proposed slate is SIG Roofing Gallegas 37 natural slate:



No actual sample has been submitted but details and photographs of the proposed slate are given in the Discharge of Conditions Application Document. It is stated that it is the 'Gallegas 37' natural slate from SIG Roofing. From researching this online and looking at the Gallegas 37 Data Sheet at [GALLEGAS-37 EN 22.pdf](#) it can be seen that this is a Spanish slate from the San Vicente Quarry, Villamartín de Valdeorras (Ourense) Spain.

Spanish slates are not acceptable for listed buildings as they generally contain more impurities, particularly the high mica content creating gold flecks across the slates. For listed buildings Welsh or Canadian slates are the preferred option.

It is prudent to note that planning permission and listed building consent were granted in 2008 for a similar development of a single storey rear extension and bathroom at first floor level (references 20080356 & 20080357). A sample of the slate for the single storey rear extension was requested by condition and in approval of details application ref. 20080748 a sample of reclaimed Welsh slate was submitted and approved. It is considered that the slate for the single storey rear extension approved under planning permission ref. 20240467 and listed building consent ref. 20240468 should also be Welsh slate.

As such the proposed slate is not considered acceptable and condition 3 of listed building consent ref. 20240468 cannot 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:

- Application form;
- Greenwich Joinery drawing (un-numbered) – Proposed utility and WC windows;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Jamb, Casement – Stile and Glazing Bar;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Cill and Casement Bottom Rail;
- Greenwich Joinery drawing (un-numbered) – Casement Window Frame Mullion and Casement Stiles;
- Greenwich Joinery drawing (un-numbered) – Proposed Pair of Doors and Frame;
- Greenwich Joinery drawing (un-numbered) – Door Frame Upright Sections & Door Stiles;
- Greenwich Joinery drawing (un-numbered) – Door Frame Head Section (Above Doors);
- Greenwich Joinery drawing (un-numbered) – Door Frame Cill Section (Below Doors);
- Greenwich Joinery drawing (un-numbered) – Door Frame Head Section (Above Fixed Glass);
- Greenwich Joinery drawing (un-numbered) – Door Frame Cill Section (Below Fixed Glass); 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.*

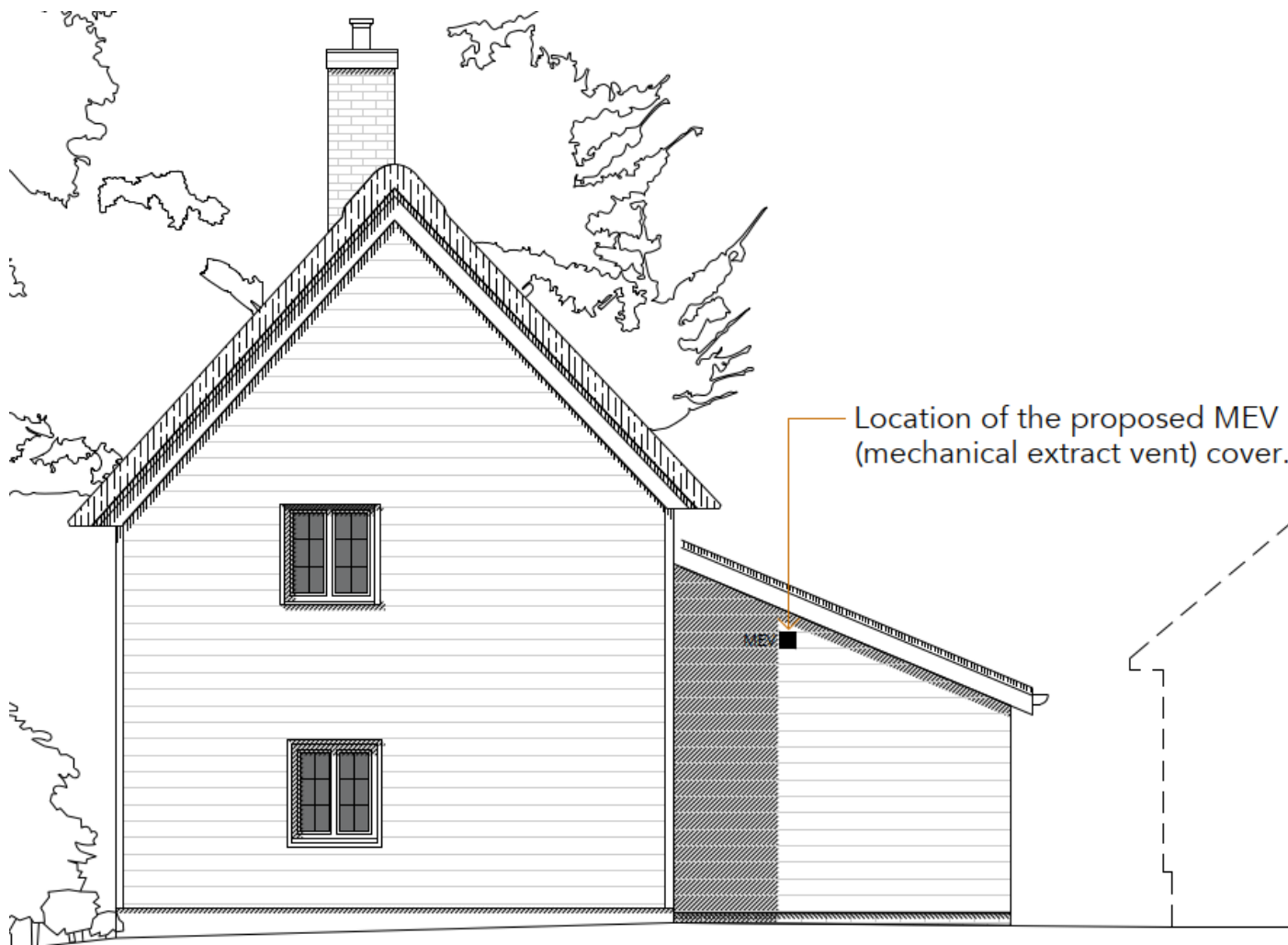
Reason *In order to protect the architectural and historic interest of this grade II listed building and the character and appearance of the Lower Higham Conservation Area in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (2014) and saved Policies TC2 & TC3 of the Gravesend Local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

The information submitted for this condition is as follows:

- Application form;
- Drawing no. 2331 PC 120 – Proposed Elevations;
- Drawing no. 2331 PC 110 – 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 white plastic cover to match the colour of surrounding weatherboarding as seen below:



A vent in this location is considered acceptable but a plastic cover is not. Plastic is not acceptable on listed buildings as it is an unsympathetic and unauthentic material which would be harmful to the significance of this listed building. A sympathetic proposal would be a decorative cast iron grille.

Due to the white plastic cover proposed for the MEV, the details submitted for condition 5 of listed building consent ref. 20240468 cannot be discharged.

Condition 6

Condition 6 is:

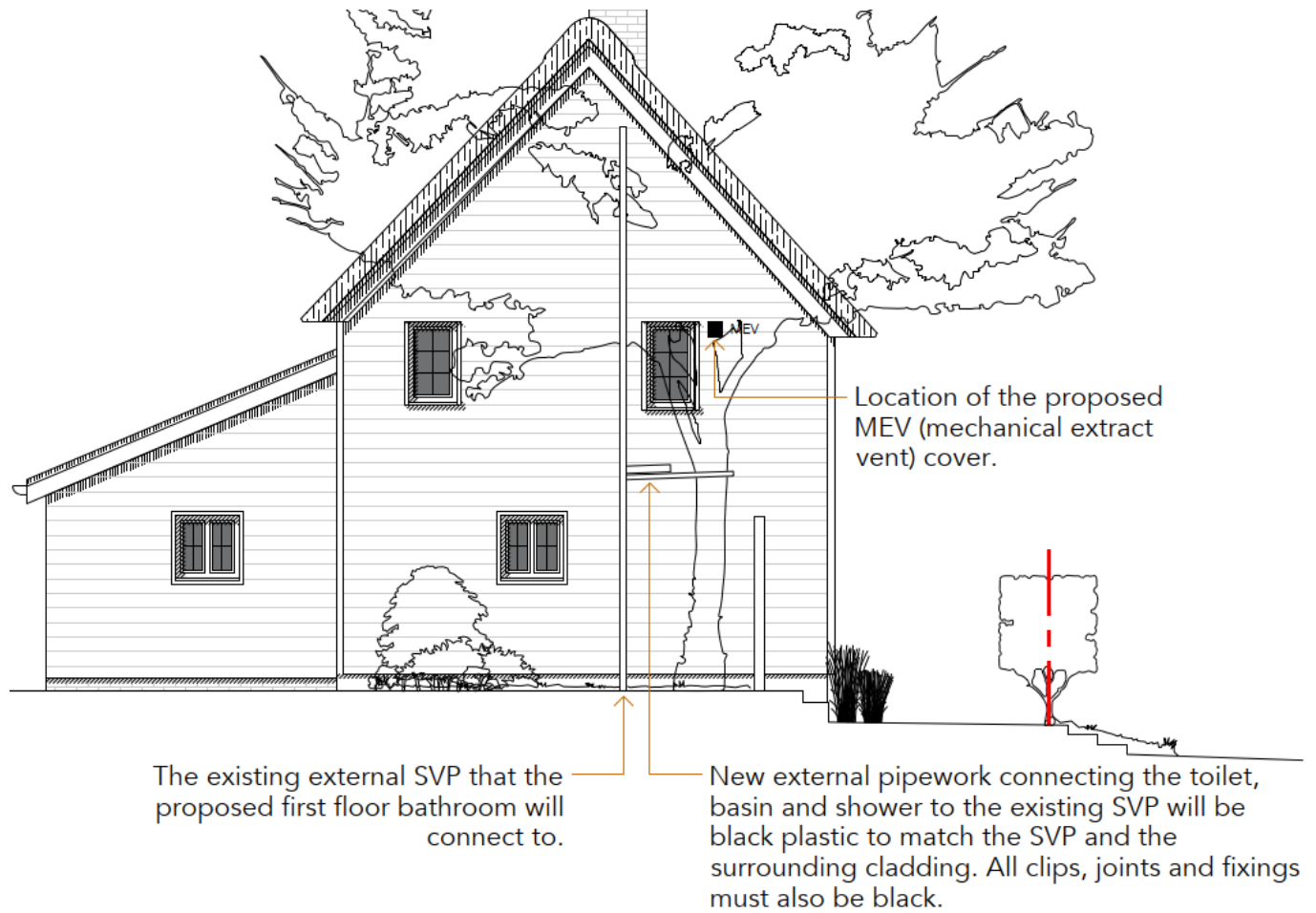
6. *Prior to any works taking place on the conversion of the study to a bathroom at first floor level, full details of the location and appearance of the soil vent pipework (SVP) and mechanical extract ventilation (MEV) for the bathroom shall be submitted to and approved, in writing, by the Local Planning 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:

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

This shows that the drainage for the new bathroom will connect to the existing SVP on the west flank elevation of the building and will be black plastic to match the existing black plastic SVP on that elevation as seen below:



Photograph of existing black plastic on west elevation:



The proposal for additional black plastic pipework as an extension to the existing SVP is considered unacceptable. The use of black plastic pipework on a listed building is not acceptable. It is noted that it is stated that the pipework will match the existing black plastic SVP on the west flank elevation however, there should be no plastic SVP on this building as there is no record of listed building consent being granted for it and as stated above plastic is not a sympathetic or authentic material for listed buildings particularly of this age and character; cast iron would be a sympathetic material.

It is prudent to note that in the planning permission and listed building consent applications that were granted in 2008 for a similar development of a single storey rear extension and bathroom at first floor level (references 20080356 & 20080357) it was shown on the approved elevation drawings that there would be a 'new cast iron soil stack finished in white to match weatherboarding' on the rear elevation to provide the SVP for the new bathroom. The SVP was on the rear elevation of the building as the new bathroom permitted in those applications was in a different location to that approved under application refs. 20240467 & 20240468. With the new bathroom which is to be located in the south-west corner of the dwelling an extension to the existing SVP on the western elevation is proposed however, as stated the use of plastic pipework for an extension to the SVP on that elevation is not acceptable as it would be plastic and as noted there is no record of listed building consent being granted for the existing plastic SVP on that elevation.

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 black plastic cover to match the colour of surrounding weatherboarding. Being located in the historic main part of the listed building at first floor level and that it would be highly visible, this is not considered a particularly sympathetic location. Furthermore, the use of a black plastic cover is not acceptable given that plastic is an unsympathetic and unauthentic material which would be harmful to the significance of this listed building. A sympathetic proposal would be for a decorative cast iron grille.

In previous planning and listed building consent refs. 20080178 & 20080179 (which were refused) in relation to the new bathroom that was proposed the Conservation Officer advised that it may be that the pipes could be internally located and ventilation could be under the eaves but that it would need a section drawing to show the construction and see if it is possible. In planning and listed building consent refs. 20240467 & 20240468 which were approved, there was a note on the drawing which stated that the proposed bathroom will connect to the existing external SVP and that if possible, the new MEV is to be positioned underneath the eaves to minimise visibility. It was considered that although permission could be recommended for the applications, conditions were needed to request further details of the vents and

pipework to ensure that they would be discreetly and sympathetically located with no harm to the significance of this listed building. Subject to such conditions the proposed bathroom was considered acceptable. In this approval of details application however, the extension to the existing SVP with black plastic pipework is not considered acceptable nor is the MEV extract with black plastic cover, both of which would be harmful to the significance of this listed building. As such it is considered that the details submitted for condition 6 are not acceptable and condition 6 of listed building consent ref. 20240568 cannot be discharged.

Conclusion

The information that has been submitted for condition 4 is acceptable however, the information that has been submitted in relation to condition nos. 3, 5 & 6 is not.

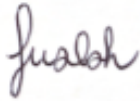
The details submitted in relation to condition nos. 3, 5 & 6 would not preserve the architectural or historic interest of this listed building but would cause harm and would also fail to preserve the character or appearance of the Church Street, Higham Conservation Area. As such, the proposed details are contrary to Policies CS19 and CS20 (LPCS), saved Policies (LPFR) and section 16 of the National Planning Policy Framework (2024).

Therefore, although condition 4 is acceptable, condition nos. 3, 5 & 6 are not and cannot be discharged. The Local Planning Authority is not entitled to issue split decisions, and as such the whole of the application is recommended for refusal.

Recommendation:

Refusal of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th March 2025	Dated:	11 March 2025