



Delegated Report

Application No: 20220669

Location: Black Horse Cottage, Round Street, Cobham DA13 9AY

Description: Erection of a single storey side and rear extension and alterations to the kitchen.

Applicant: Mrs Jane Cutler

Site Visit Date: 24 May 2022

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form
Cover letter
Drawing no. 22/C/5A (roof and first floor plan)
Drawing no. 22/C/3 (proposed elevations)
Drawing no. 22/C/2 (existing elevations)
Drawing no. 22/C/4 (proposed ground floor)
Drawing no. 22/C/1 (existing plans)

Relevant Planning History

20220428	Application For Listed Building Consent for the erection of a single storey side and rear extension and alterations to the kitchen.	Permitted	21.06.2022
19940737	Application for Listed Building consent for repair works to defective oak framing and recladding.	Permitted	13.07.1995
19890506	Application for Listed Building Consent for partial underpinning and rebuilding of the inglenook fireplace in the lounge.	Permitted	24.08.1989

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- C13 – Extensions to dwellings in the Countryside
- TC2 – Policy for Listed Buildings

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)
- Listed Buildings: A guide for owners and occupiers
- Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Dickens' Country Protection Society (from the LBC application 20220428)

The Society, in its view, would wish to see as much as possible of the original fabric retained, and changes should be as little as possible to achieve applicant's objectives.

Public Rights of Way Officer (from the LBC application 20220428)

Public Rights of Way NS185 lies to the south of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

Conservation Officer

No comment received.

Cobham Parish Council
No comment received.

Neighbouring properties

The application was advertised by site notice and neighbour letters to two neighbouring properties. No letters of representation have been received.

Analysis

Proposal

This application seeks planning permission for the erection of a single storey side and rear extension and alterations to the kitchen. The single storey rear extension will be located to the rear (south east) and will project approx. 3m and will be 3.15m wide. It will be approx. 3.7m high with a pitched roof and will create a third bedroom. It will be constructed of a timber frame with weather boarding under a tiled roof that matches the existing house. The single storey side extension will project a maximum of 8m and a maximum width of approx. 6.2m. It will infill the existing courtyard and will provide a family hub room, new kitchen, entrance hallway and utility/boot room. This will be a glazed structure under a lead or zinc roof with weatherboarding around the kitchen.

A Listed Building Consent application for the development has already been approved under reference 20220428.

Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para. 149 of the National Planning Policy Framework 2021 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt and lists exceptions to this. Exception (c) allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy C13 of the Gravesham Local Plan First Review 1994 allows extensions to dwellings in the

countryside but sets a limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.

The existing dwelling is as it was originally. Any additions made to the dwelling appear to have been made prior to 1948 and therefore are also classed as 'original' for the purposes of the Gravesham Local Plan First Review 1994 and National Planning Policy Framework 2021.

The applicant has provided calculations that show the proposed extensions to equate to an increase of 27% over and above the original floor area.

The Council estimates the floor area to be approx. 140sqm and the extensions approx. 42sqm which is an increase of 30%. Either way, the proposed extensions fall within the 1/3 allowed by this policy. Likewise, an increase of 30% is considered to be a proportionate addition in terms of exception point (c) of the NPPF. The proposed extensions are designed in a way that they will have limited impact on the openness of the Green Belt and therefore no objection is raised.

Landscape Character, Appearance and Impact on the Listed Building

The application site is located within the Meopham Downs Landscape Character Area. The key characteristics include gently undulating topography with a mixture of arable and pasture farmland, narrow lanes with hedgerows and traditional architecture. The condition is good and sensitivity is moderate. The proposed extensions are modest and in keeping with the character and appearance of the building and therefore will have no detrimental impact on the landscape character.

Likewise, the application site is a detached dwelling located along a country lane of sporadic development. The proposals will have no detrimental impact on the character and appearance of the street scene and therefore accord with policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130 of the National Planning Policy Framework 2021.

Impact on the Listed Building

Blackhorse Cottage is a Grade II Listed Building. Historic England list it as a 15th century timber-framed south end of hall house. The remainder was rebuilt in 17th century with a large chimney. The south wall is weather boarded and jettied on large joists. It has a clay peg-tile hipped roof and imposing brick chimneys.

The cottage consists of an oak frame with exposed posts and beams throughout with gables and barn-hips to the roof. The jettied first floor on the southern end suggests a 'Wealden' style Yeoman's dwelling typical in Kent in the 14th-16th century. The original oak framed building may have been roofed with local straw/thatch later replaced with clay peg-tiles in the 17th century.

It would appear that the eastern side fronting Round Street was extended the full length of the building under a cat-slide roof to accommodate large 'inglenook' fireplace, hallway, stairs and a main entrance on the ground floor southern end. An important feature of the side extension is the external wall which is constructed in 'Flemish bond' fairface brickwork. This 'bond' originated around 1630 which suggests the extension dates from this period. 'English bond' appeared around 1530 and the only sign of it is in the cellar suggesting it could have been built around this time. The cellar is ventilated and heated and is used as a store. The 'Scullery' would house a simple sink supplied with water from a well in the garden. There would have been a copper for hot water but the main cooking would have been done in the 'inglenook'. The original entrance would have been to the southeast via a gate from Round Street. The principle access into the cottage is now via the present kitchen to the northwest.

The proposed works mainly affect the internal area of the existing single storey brick building that forms the current kitchen and main entrance. The small boiler house is to be demolished. A small canopy is included over the front door and, in the proposed hallway, a toughened glass panel is to be inserted into the floor to view the original cellar steps to complement the 'listed' asset. The proposed bedroom will be accessed through the existing south-eastern doorway. The scale of the proposal is not large compared to the original dwelling, the materials will match and the jetty at first floor will be mostly retained.

The kitchen extension will be located to the southwest of the property within the current courtyard:



The kitchen extension will form a new kitchen and breakfast room (family hub) with a glazed corridor link to the present living room. The corridor will be largely glazed under a lead or zinc roof and a low profile rooflight.

The proposed glazed extension will add a modern element to this historic building which will allow the various changes to the property to be 'read' through time. The weather boarding to the front (northwest) will complement the property. Historic England say the following concerning extensions:

The exterior needs to be carefully designed. You should expect to use matching or complementary materials for walls and roof. However, cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house. But the effect should not be so different that the extension is more prominent than the main building.

The proposed plans show a mix of both approaches. It is noted that the jetty will be affected by the bedroom extension, however, it affects approx. 0.8m of the jetty leaving the other 3.2m untouched.

Policy CS20 of the Gravesham Local Plan Core Strategy 2014 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. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset.

Policy TC2 of the Gravesham Local Plan First Review 1994 states that, in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough 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.

Para. 197 of the National Planning Policy Framework 2021 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed additions are considered to be sympathetic both in terms of scale and appearance. The glazed section will contrast well with the original materials used allowing the extension to be 'read' as different to the old house.

To ensure the proposals result in sympathetic additions to the property conditions relating to joinery of windows and doors, external materials and samples, verges and eaves, rainwater goods, mortar, services and details of the roof lantern were imposed on the 20220428 application and are therefore not required on this planning permission.

Amenities of Future Occupiers

The application property has a large garden which will meet the adopted local residential standards after the works are complete. The proposed new bedroom meets the national space standards for a single room and no objection is raised.

Neighbouring Amenities

There are no neighbours close to the proposed development that will suffer any loss of outlook, sunlight, daylight or privacy.

The proposed extensions therefore accord with the objectives of policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highway Safety

There is ample off road parking on site and therefore no objection is raised to the addition of one bedroom.

Conclusion

The proposed extensions will have no detrimental impact on the street scene, green belt, landscape character, Listed Building, amenities, parking and highways safety and therefore accord with the abovementioned policies and are recommended for approval.

Recommendation:

Permit.

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
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Signed: 	Signed: 
Dated: 08 August 2022	Dated: 08 August 2022

Gravesham Borough Council