

Heritage Statement

Site	Jeskyns Court, Jeskyns Road, Cobham, Gravesend, DA12 3AL
Application	Listed Building Consent - ceiling removal and like-for-like reinstatement
Applicant	Raymond Ellis
Agent	Home Safe Property Services Limited
Reference	PP-15254293 / DSS 72232236

1. Purpose of statement

This statement supports an application for Listed Building Consent for the removal and like-for-like reinstatement of water-damaged lath and plaster ceiling finishes at Jeskyns Court. The application is being made before the proposed ceiling removal and repair works commence.

2. Heritage asset and significance

Jeskyns Court is a Grade II listed building (National Heritage List for England entry 1095060). The list description identifies a C16 timber-framed building, later brick casing and extensions, with historic internal fabric including a C16 screen wall. The significance of the building therefore includes its age, surviving historic fabric, traditional construction and internal character.

3. Existing condition

The works arise from an escape of water. Site photographs show substantial deterioration to the ceiling, including areas where plaster has detached or fallen away, exposed timber laths, cracking and localised open areas. The affected ceiling area has been reported on site as approximately 36 m2.

The tender documentation identifies affected basement areas as the Basement Workshop and Basement/General Storage. It requires prior Listed Building consent before removal and reinstatement of the lath and plaster ceiling.

4. Proposed works

The proposed works are limited to the water-damaged ceiling fabric. Damaged lath and plaster will be carefully removed where required. Sound existing fabric will be retained where reasonably possible. The ceiling will then be reinstated on a like-for-like basis using new laths and lime-based plaster, in accordance with the tender specification and any requirements imposed by Gravesham Borough Council.

No external alterations, change of use or change to the building layout form part of this application. No new structural support is proposed as part of the current scope; the exposed structure will be inspected following removal of failed ceiling material.

5. Heritage impact

The intervention is a repair response to water damage rather than a discretionary alteration. The objective is to retain sound historic fabric and reinstate failed ceiling areas using traditional materials and a finish matching the existing ceiling. On that basis, the works are intended to preserve the character and appearance of the listed building while addressing deteriorated material.

6. Council contact and urgency

Home Safe Property Services Limited contacted Gravesham Borough Council on 28 September 2026. Planning Enforcement Officer Ian Brown confirmed by email that removal and replacement of the existing ceiling requires Listed Building Consent and asked that no unauthorised works take place. No ceiling removal works have commenced. The application is being submitted urgently because of the visibly failed and water-damaged condition of the ceiling.

7. Photographic evidence



Photograph 1: Existing water-damaged lath and plaster ceiling.



Photograph 3: Existing water-damaged lath and plaster ceiling.



Photograph 4: Existing water-damaged lath and plaster ceiling.



Photograph 8: Existing water-damaged lath and plaster ceiling.