



## Delegated Report

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**Application No:** 20221095

**Location:** Bower Cottage, Sole Street, Cobham, Gravesend DA12 3AX

**Description:** Application for approval of condition 7 attached to Listed Building Consent reference number 20220156 relating to details of the brick sample panel, showing the brick types, brick bond, mortar and pointing technique.

**Applicant:** Mr and Mrs Saunders

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### Submitted Documents/Plans

Application form;  
Email received 1 December 2022;  
Photo1;  
Photo 2; and  
Photo 3.

### Relevant Planning History

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|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------|
| 20220156 | Application for Listed Building Consent for the erection of a single storey side extension to the South West elevation, two storey side extension to the North East elevation, together with internal and external alterations including conversion of the basement into habitable room, structural reinforcement of the unretained clay faced wall within basement, removal and replacement of windows, replacement of modern brickwork with matching bricks in lime mortar, repointing of the brickwork in lime mortar, and changing the use of shower room to utility room. | Permit | 24.05.2022 |
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### Consultations, Publicity and Representations

GBC Conservation Officer

The brick sample panel is acceptable. Please advise/clarify that the front wall of the extension must be set back from the existing house as per the approved drawings as the sample panel has been constructed in line with existing front wall of the house, which is the incorrect location. Please request a further photograph to confirm this has been done.

## Analysis

Condition 7 of 20220156 reads:

*7. Prior to any bricks being laid, a brick sample panel, showing the brick types, brick bond, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.*

*Reason: To preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.*

The applicants have produced a sample of materials on site, the photos of which can be seen below:





The sample of bricks and mortar is acceptable however it was suggested that a more suitable alternative would be using Lambs bricks with a mix of bricks to vary the reds and mix with a combination of light, medium and dark grey brick headers to form over the ground floor window. This is acceptable and was confirmed by the applicant's agent by email on 1 December 2022.

The applicant is reminded that the approved plans showed a half-brick set back of the extension from the front elevation and the extension shall be built as approved.

**Recommendation:**

Approve

**See draft Decision**

|                                                                                                    |                                                                                                     |
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| <b>Case Officer:</b> Alison Webster                                                                | <b>Team Leader:</b> Faye Hobbs                                                                      |
| <b>Signed:</b>  | <b>Signed:</b>  |
| <b>Dated:</b> 6 December 2022                                                                      | <b>Dated:</b> 06 December 2022                                                                      |