



# Delegated Report

## Householder Planning Application and Listed Building Consent

**Planning Application No:** 20230441 – Planning Application  
20230533 – Listed Building Consent

**Location:** 2 Church Cottages Wrotham Road Meopham Gravesend

**Description:** 20230441 - Replace structurally unsound construction with green oak frame and reconstruct gable end and shared front chimneys as a result of scaffold collapse.

20230533 - Application for Listed Building Consent for the replace structurally unsound construction with green oak frame and reconstruct gable end and shared front chimneys as a result of scaffold collapse.

**Applicant:** Mr Andy Smith

**Site Visit Date:** 20<sup>th</sup> December 2022

### Submitted Documents/Plans

Householder Planning Application Form;  
Listed Building Consent Form;  
Planning, Design & Access Statement – Revised B – 24<sup>th</sup> April 2023;  
Heritage Statement;  
Photo Addendum;  
Drawing No. DHA/14283/01 - Site Location Plan;  
Drawing No. DHA/14283/02 – Existing Site Layout Plan;  
Drawing No. DHA/14283/03 – Existing Ground Floor & Basement Plans;  
Drawing No. DHA/14283/04 – Existing First Floor & Roof Plan;  
Drawing No. DHA/14283/05 – Existing Elevations and Section;  
Drawing No. DHA/14283/13 Rev A – Proposed Roof Plan;  
Drawing No. 18033 – PL-10 Rev A – OS Site Location & Block Plan;  
Drawing No. 18033 – SK-100 – Proposed Ground Floor Plan;  
Drawing No. SK001 – Proposed Updated Front Elevation;  
Drawing No. SK002 – Proposed Updated End Elevation;  
Drawing No. SK003 – Existing Rear Elevation;  
Drawing No. 18033 – SK – 101 – Proposed First Floor Plan;  
Drawing Nos. Sheets 1 to 12 – Oak Frame;  
Decision Notice 20201366 – Condition Discharge Decision Notice; and  
Decision Notice 20201367 – Condition Discharge Decision Notice.

### Relevant Planning History

| Reference | Description                                                                                                | Decision   | Decision Date |
|-----------|------------------------------------------------------------------------------------------------------------|------------|---------------|
| 20210899  | Reconfiguration of vehicle access for the property and replacement and resiting of a single storey garage. | Permission | 20.12.2021    |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                     |            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------|
| 20201367 | Application for approval of conditions 3 and 4 attached to planning permission reference no. 20200295 relating to samples or details of the external facing materials and samples or detailed drawings to a scale of no less than 1:5 of all new external joinery (3) and a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix (4).                                                                                                                    | Approval of Details | 14.09.2021 |
| 20201366 | Application for the approval of conditions 3, 4 and 5 attached to Listed Building Consent reference number 20200296 relating to samples or details of the external facing materials and samples or detailed drawings to a scale of no less than 1:5 of all new external joinery (3), a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix and pointing finish (4) and the implementation of a watching brief to be undertaken by an archaeologist (5). | Approval of Details | 14.09.2021 |
| 20200296 | <u>REVISED PLANS</u> Application for Listed Building Consent for the removal of rear two storey extension and erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.                                                                                               | Permission          | 10.06.2020 |
| 20200295 | <u>REVISED PLANS</u> Erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.                                                                                                                                                                                        | Permission          | 10.06.2020 |
| 20190873 | Application for Listed Building Consent for the removal of rear two storey extension and erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.                                                                                                                    | Refused             | 14.11.2019 |
| 20190872 | Erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.                                                                                                                                                                                                             | Refused             | 14.11.2019 |
| 20190111 | Application for a Lawful Development Certificate in respect of the continued use of land as domestic garden ancillary to the main dwelling.                                                                                                                                                                                                                                                                                                                                                                                                              | Certificate Granted | 03.05.2019 |
| 20181185 | Application for Listed Building Consent for the removal of rear two storey extension and erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof,                                                                                                                                                                                                                                                                                                                             | Refused             | 05.03.2019 |

|          |                                                                                                                                                                                                                                                                                                                                              |            |            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
|          | replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary.                                                                                                                                     |            |            |
| 20181184 | Erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary. | Refused    | 05.03.2019 |
| 20100154 | Application for Listed Building Consent for erection of a single storey rear extension to form an enlarged kitchen/breakfast room.                                                                                                                                                                                                           | Refused    | 15.04.2010 |
| 20100122 | Erection of single storey rear extension to form an enlarged kitchen/breakfast room.                                                                                                                                                                                                                                                         | Refused    | 15.04.2010 |
| 20010561 | Application for Listed Building Consent for the erection of a conservatory at the rear.                                                                                                                                                                                                                                                      | Refused    | 31.08.2001 |
| 20010254 | Erection of a conservatory at the rear.                                                                                                                                                                                                                                                                                                      | Refused    | 31.08.2001 |
| 20010414 | erection of single storey side extension to existing detached garage to form a double garage.                                                                                                                                                                                                                                                | Permission | 19.07.2001 |
| 20010007 | Erection of extension to existing detached garage to form double garage incorporating construction of a new roof over the existing garage.                                                                                                                                                                                                   | Refused    | 02.03.2001 |
| 19940155 | Application for listed building consent for retention of satellite dish.                                                                                                                                                                                                                                                                     | Refused    | 06.09.1994 |
| 19930253 | Erection of detached garage                                                                                                                                                                                                                                                                                                                  | Permission | 15.06.1993 |
| 19800239 | Erection of detached double garage at side                                                                                                                                                                                                                                                                                                   | Withdrawn  | 18.11.1980 |

## Development Plan

### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- TC2 – Listed Buildings
- TC7 – Other Archaeological Sites

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

#### National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision Making
- 8 – Promoting healthy and safe communities
- 9 – Promoting sustainable transport
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

#### Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- The Street, Meopham Rural Conservation Area Appraisal; and
- Gravesham Landscape Character Assessment (2009).

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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 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.

### **Consultations, Publicity and Representations**

#### Consultees

##### Meopham Parish Council

Meopham Parish Council raises no objections to the application provided that the developer meets the access statement's commitment to replacing existing modern construction materials with those more sympathetic to the building's heritage. Meopham Parish Council strongly expects the Planning Authority to ensure that these ambitions are met and not to allow any building materials to be used that are in conflict with the building's location and history.

##### GBC – Conservation Architect

I have now had a look at the application information, which appears to be in order.

Providing the previous approval is mirrored with any relevant conditions brought over as necessary then there are no adverse comments. In essence the building will be restored with the added enhancement that the modern roof structure that existed from previous alterations will be replaced with an oak frame.

### Neighbouring properties

Consultation was by way of the displaying of a site notice and 5 letters sent to surrounding properties with an overall expiry date of 23<sup>rd</sup> June 2023. No comments have been received.

### **Officer's Analysis**

#### Background & Procedural Note

Planning permission and listed building consent was given in 2020 for the erection of two storey side extension, removal of front porch and replacement with a small canopy, reinstatement of cat-slide roof, replacement of modern windows and restoration of original material, minor changes to the internal layout, alterations to the external elevations and planting of a Yew hedge along the eastern boundary (application refs. 2020295 and 20200296 respectively).

In addition, a number of conditions of details relating to those permissions have been discharged (conditions 3 and 4 of 20201367, and 3, 4 and 5 of 20201366), relating to the approval of details for new external joinery (3), a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix and pointing finish (4) and the implementation of a watching brief to be undertaken by an archaeologist (5).

Works to the property commenced and in early 2021 adverse weather caused the collapse of the scaffolding around the building which caused significant damage to the existing fabric and collapse of a large section of the gable end wall and shared chimney.

In addition, the during the building works and as a result of the scaffold collapse, the modern additions to the property constructed in the 1970s proved to be structurally unsound.

This current planning application and listed building consent is to incorporate the additional works that are required as a result of the damage, as well as the removal of the modern additions and their replacement with more traditional features that are in keeping with what formed the original fabric of the building. The original footprint, elevations and remodelling of the modern rear elevation and alterations remain unchanged from the permission. The main alterations from the existing permissions are the addition of a new oak wall plate between the floor joists and original window and door heights restored in line with No. 1 Church Cottages on the front elevation and the removal of one first floor window and realignment of the ground floor windows on the north facing side elevation.

The existing permission against the current application are shown below;

### ***Planning Permission 20200295***

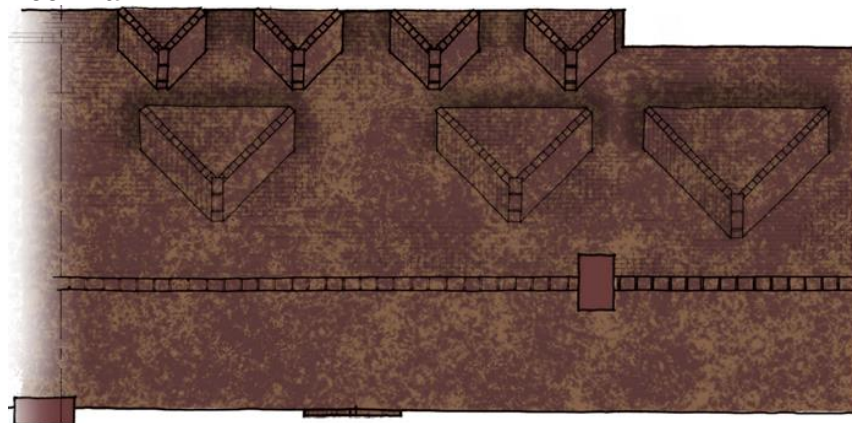
#### ***Front Elevation***



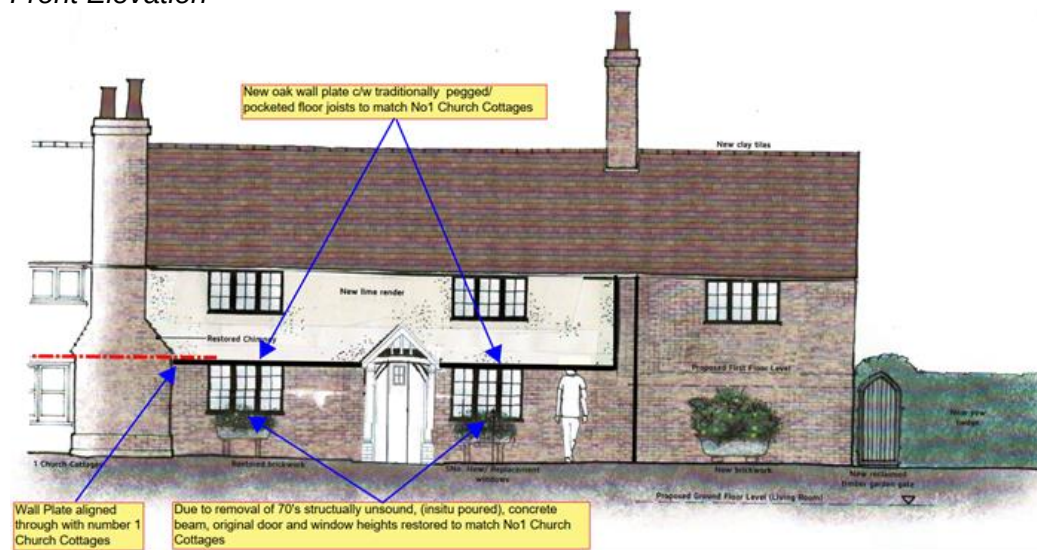
## Side Elevation



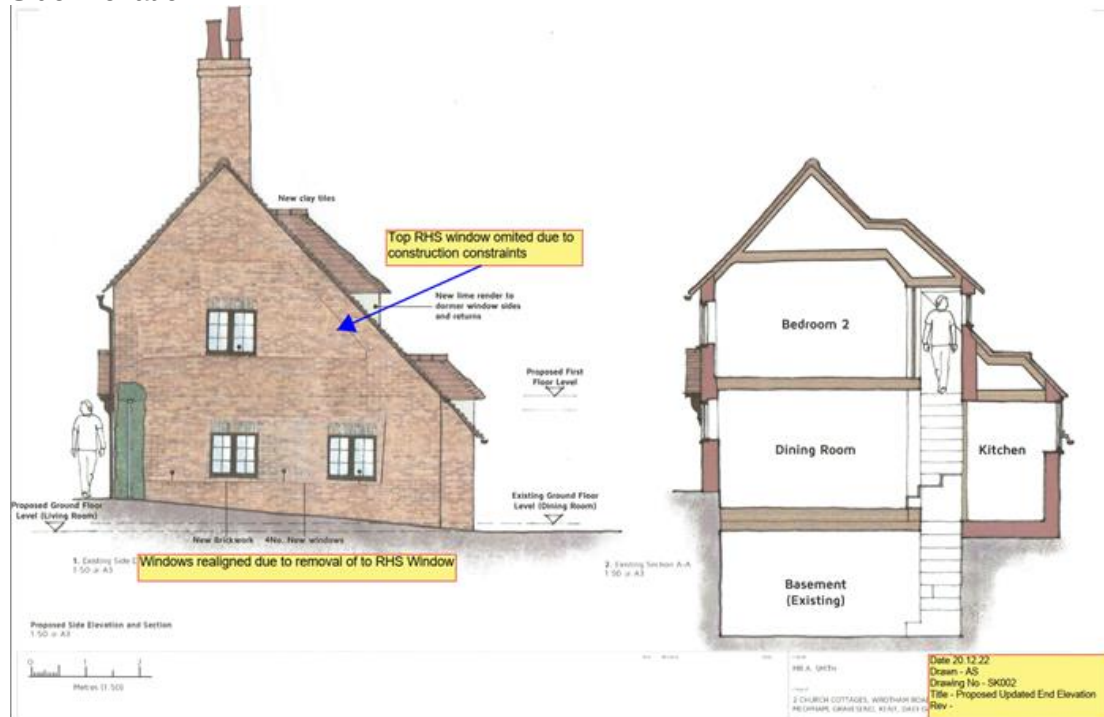
## Roof Plan



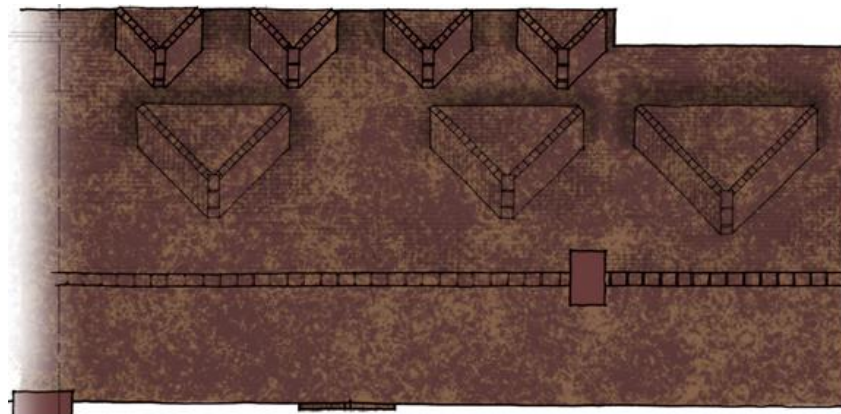
## Current Application Front Elevation



## Side Elevation



## Roof Plan



Therefore, as permission and listed building consent has already been granted and therefore the principle of the development and the majority of the assessment has already been carried out and agreed, it will not be necessary as part of the current applications to assess the impact on the Green Belt as this was previously assessed under planning application 20200295 and was deemed appropriate.

Furthermore, as stated above, a number of conditions have already been discharged as part of the previous permissions (application refs. 20201366 and 20201367) and therefore it will not be necessary to impose the same conditions again on any forthcoming permission, but instead the related decision notices form part of the current applications submissions and should be read in association with.

### Proposal

As the background section lays out, the current application seeks permission for the extension and replacements to the property already approved and to address the damage that occurred during construction works and the replacement of modern features that were constructed some time in the 1970s. The overall result would be similar to that as already approved with some minor alterations to the fenestration details as laid out above and some of the internal layout.

### Site Description and Surroundings

The application site is 2 Church Cottages, a Grade II Listed Building located within the Green Belt, The Street, Meopham Rural Conservation Area and the Meopham Downs Landscape Character Area.

### Key issues:

- Principle of Development
- Character and Appearance and Impact on the Listed Building
- Impact on the Conservation Area
- Impact on Local Residential Amenity
- Highways and Parking
- Other Material Planning Considerations – Landscape Character Area

### Principle of Development

Policy CS01 (Sustainable Development) sets out that support will be given to proposals that accord with the development plan. A positive approach to new development will be taken that reflects the presumption in favour of sustainable development set out in the NPPF (2021) and the Local Plan Core Strategy (2014).

The proposal would repair the damage caused by the scaffold collapse and would replace modern, crude and unsympathetic additions to the property with more traditional materials and finishes, which essentially would repair the original features and fabric of the Grade II Listed Building.

The proposal therefore accords with Policy CS01 of the Local Plan Core Strategy 2014 (LPCS) and the principle of the development is acceptable.

### Character and Appearance and Impact on the Listed Building

CS19 (Development and Design Principles) (LPCS) sets out the design principles which will be taken into account when considering proposed redevelopment proposals. The policy requires new development to be visually attractive, fit for purpose and locally distinctive. In particular, the design of new development should be derived from a robust analysis of local context and character, make a positive contribution to the street scene and the character of the area and integrate well into the surrounding area. At a national level the revised National Planning Policy Framework 2021 (NPPF) in section 12 provides guidance on achieving well designed places.

CS20 (Heritage and the Historic Environment) (LPCS) states that proposals and initiative 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.

No. 2 Church Cottages is Grade II Listed. As already covered in the Background and Proposal sections, planning permission and listed building consent was already given for the two storey side, extension, replacement porch and the removal of the modern rear dormer extensions and replaced with smaller dormers similar to the adjoining property No. 1 Church Cottages.

This current proposal seeks to incorporate works to repair and replace the damaged and modern portions of the property into the permissions already granted, with some minor amendments to the north side elevation fenestration details.

Overall, the proposal would repair the damage and replace the modern additions with more suitable materials and finishes which would enhance the property which would repair and replace some of the original features. It is therefore considered that the proposal would preserve, recreate and enhance the historic fabric of the building which would secure this heritage asset.

The development would therefore be in accordance with Policies CS19 and CS20 (LPCS) and sections 12 and 16 of the NPPF 2021.

#### Impact on the Conservation area

The site is within The Street, Meopham Rural Conservation area. The proposed works would recreate and enhance the existing property which has undergone extensive damage. It is therefore considered that the development would only improve the property and therefore enhance The Street, Meopham Rural Conservation Area and as such would be acceptable.

#### Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

#### *Future Occupiers*

The proposed development would provide acceptable living conditions for future occupiers, and as such accords with Policy CS19 (LPCS).

#### Impact on neighbouring properties

Given the separation distance between properties, the scale of the proposal and the fact long range views over the rear garden at the neighbouring property already exists, it is considered the proposal would not result in loss of light, privacy, outlook and increased overshadowing. The proposal also secures the repair to the shared chimney and any other damage caused by the storm damage. As such the development is in accordance with Policy CS19 (LPCS) in respect of the living conditions for neighbouring properties.

#### Parking and Highways

The application site benefits from a substantial size driveway with vehicle access to the north of the dwelling and would also not result in the increase in bedrooms. It is considered the proposal would meet all parking requirements.

In respect of parking and highway safety, the proposal is considered to accord with Policy CS11 (LPCS) and Saved Policy P3 (LPFR).

### Any Other Material Planning Considerations

#### *Landscape Character Area*

Section 15 of the NPPF highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with clear views across the immediate landscape and occasional wider views from the main road towards the residential settlements of Istead Rise and New Barn. The dominant land use is agricultural, with a mixture of grazed pasture and arable use. Small clumps of woodland neglected orchards and commercial horticulture exist in parts. There is a presence of horse related activity scattered throughout the landscape.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2021).

#### *Conditions*

The following conditions were imposed on the previous permissions:

#### 20202095

3. The following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site:
  - (a) Samples or details of the external facing materials to be used in the construction of the side extension and rear dormers hereby permitted including brick and tile samples.
  - (b) Samples or detailed drawings to a scale of no less than 1:5 of all new external joinery, including doors, gates, windows heads and surrounds and how these are to fit into openings.

The details submitted and approved in accordance with items (a) and (b) above shall be implemented to the satisfaction of the Local Planning Authority prior to the construction of the proposed garage.

Reason: In the interests of visual amenity.

4. Prior to any rebuilding of the brickwork taking place, a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix and pointing finish shall be submitted to and approved in writing by the Local Planning Authority (the supplement bricks shall be reclaimed and an existing brick should be submitted for comparison). The development shall be carried out in accordance with the approved details.

Reason: In order to protect the architectural and historic interest of this grade II listed building in accordance with of the Local Plan: Core Strategy Policies CS19 and CS20 and saved policy TC2 of the Local Plan First Review (1994).

#### 20200296

3. The following details shall be submitted to and approved in writing by the Local Planning Authority

prior to the commencement of works on site:

(a) Samples or details of the external facing materials to be used in the construction of the side extension and rear dormers hereby permitted including brick and tile samples.

(b) Samples or detailed drawings to a scale of no less than 1:5 of all new external joinery, including doors, gates, windows heads and surrounds and how these are to fit into openings.

The details submitted and approved in accordance with items (a) and (b) above shall be implemented to the satisfaction of the Local Planning Authority prior to the construction of the proposed garage.

Reason: In the interests of visual amenity.

4. Prior to any rebuilding of the brickwork taking place, a sample of any additional bricks that are required to supplement the existing bricks which are to be re-used, together with details of the mortar mix and pointing finish shall be submitted to and approved in writing by the Local Planning Authority (the supplement bricks shall be reclaimed and an existing brick should be submitted for comparison). The development shall be carried out in accordance with the approved details.

Reason: In order to protect the architectural and historic interest of this grade II listed building in accordance with of the Local Plan: Core Strategy Policies CS19 and CS20 and saved policy TC2 of the Local Plan First Review (1994).

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

These conditions were satisfied by the submission of details applications (discharge of condition) (application refs. 20201367 and 20201366) and as such the decision notices from these applications form part of the current submissions, as listed in the submitted document/plans and those conditions will not be imposed again on any forthcoming permissions.

## Conclusion

It is considered that the proposal would accord to local and national planning policy and is therefore recommended for approval.

## Recommendation:

Permission

**See draft Decision**

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

|                      |                            |                     |                            |
|----------------------|----------------------------|---------------------|----------------------------|
| <b>Case Officer:</b> | Mrs Amanda Grout           | <b>Team Leader:</b> | <b>Richard Hart</b>        |
| <b>Signed:</b>       | <i>A Grout</i>             | <b>Signed:</b>      | <i>R Hart</i>              |
| <b>Dated:</b>        | 12 <sup>th</sup> July 2023 | <b>Dated:</b>       | 13 <sup>th</sup> July 2023 |

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