



Delegated Report

Householder and Listed Building Consent Applications

Planning Application No: 20250394 and 20250395

Location: Nurstead Lodge, Nurstead Church Lane Meopham Gravesend

Description: 20250394 - Application for the Conversion of existing garage to form annexe ancillary to the main dwelling, construction of glazed link, increase in roof height of existing office, alteration to roof of existing store and erection of canopy porch to front; demolition of shed.

20250395 - Listed Building Consent - Conversion of existing garage to form annexe ancillary to the main dwelling, construction of glazed link, increase in roof height of existing office, alteration to roof of existing store and erection of canopy porch to front; demolition of shed.

Applicant: Mr Chris Lewis

Site Visit Date: 15th August 2025

Submitted Documents/Plans

Planning Application Form;
Drawing No. 180/01 – Location Plan;
Drawing No. 180/02 – Existing Block Plan;
Drawing No. 180/03 – Existing Layout and Elevations;
Drawing No. 180/04 Rev B – Proposed Block Plan;
Drawing No. 180/05 Rev B – Proposed Layout and Elevations Option 2; and
Design and Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180937	Application for the approval of conditions 3(a)(b)(c)(d)(e)(f) and (g), 4 and 5 attached to Listed Building Consent reference number 20171248 relating to details of the new internal staircase, roof and eaves insulation, and ventilation, internal joinery details finishes, details schedule of repairs, roof lights and mechanical ventilation; external joinery and the replacement of the unauthorised UPVC French doors located in the lounge and dining room.	Approval of Details	25.07.2019
20171248	***REVISED DESCRIPTION*** Application for Listed Building Consent for proposed internal alterations including secondary glazing together with the insertion of conservation roof lights to bedroom 4 and replace unauthorized UPVC patio doors to lounge and dinning to timber	Permitted	07.02.2018

20171247	***REVISED DESCRIPTION*** Internal alterations including secondary glazing together with the insertion of conservation roof lights to bedroom 4 and replace unauthorized UPVC patio doors to lounge and dinning to timber.	Permitted	07.02.2018
19910633	Application for listed building consent for installation of a roof light.	Permitted	07.11.1991
19910632	Erection of single storey side extension to existing garage to form shed.	Permitted	07.11.1991
19910326	Application for listed building consent for alterations to the roof in connection with the construction of a dormer extension.	Refused	20.08.1991
19850918	Change of use agricultural land to residential garden	Refused	07.04.1986
19840734	Continued use of agricultural land as extension to residential garden and retention of land reformation works	Refused Appeal Dismissed	19.10.1984 25.03.1985
19830953	Change of use of agricultural land to extension to residential garden	Refused Appeal Dismissed	12.03.1984 25.03.1985

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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
- TC2 – Listed Buildings
- TC7 – Other Archaeological Sites
- T1 – Impact of Development on Highway Network
- T4 – Impact of Development on Highway Network
- T5 – Access to the Identified Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

- Section 16 – Conserving and enhancing the historic environment

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, 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.

Supplementary Planning Guidance

- SPG 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Dickens' Country Protection Society

The Society considers that any original feature should as far as possible be retained.

GBC – Conservation

Only concern is the increase in car parking requirements and fencing, which should be avoided to ensure it appears as part of the grounds and not a separate dwelling.

Neighbouring properties

The applications were advertised on site and press notice, together with letters sent to surrounding properties with an overall consultation expiry of 30th May 2025. One letter of support was received.

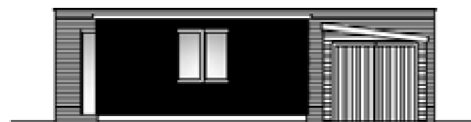
Officer's Analysis

Procedural Note

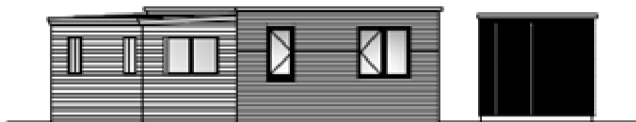
The initial submission was simply the conversion of the existing garage, with the amendment to fenestration to provide doors and windows, and no alterations to the remaining surrounding structures, as shown in the below plan excerpts:



PROPOSED FRONT ELEVATION (WEST)
SCALE 1:100



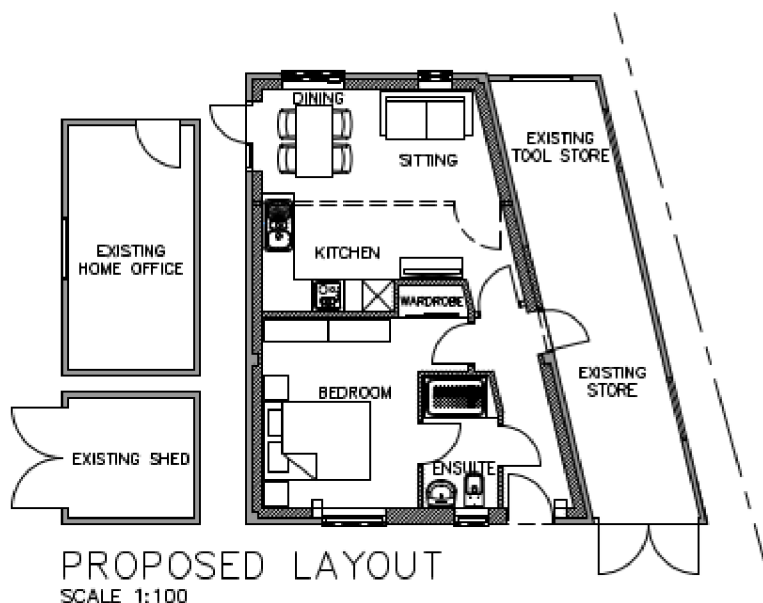
PROPOSED SIDE ELEVATION (SOUTH)
SCALE 1:100



EXISTING REAR ELEVATION (EAST)
SCALE 1:100



EXISTING SIDE ELEVATION (NORTH)
SCALE 1:100



The applicant submitted a revised scheme which removes the existing small shed, construction of a glaze link to the home office, increase in roof height and roof design alteration of the home office, alterations to the roof of the existing attached store and new canopy to new door to the proposed annexe and minor fenestration changes, as can be seen in the following plan excerpt:



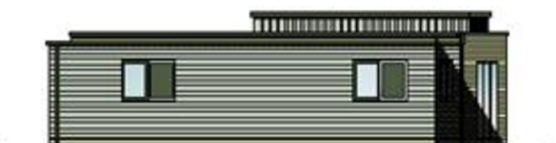
PROPOSED FRONT ELEVATION (WEST)
SCALE 1:100



PROPOSED SIDE ELEVATION (SOUTH)
SCALE 1:100

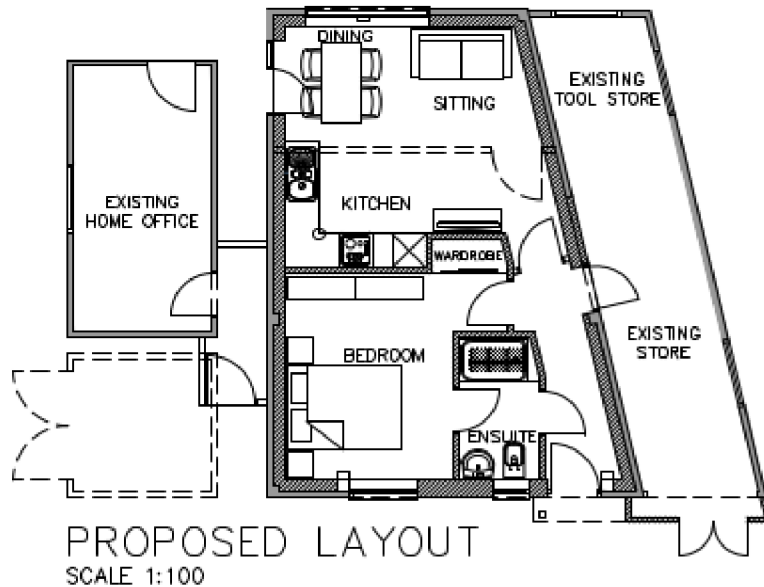


PROPOSED REAR ELEVATION (EAST)
SCALE 1:100



PROPOSED SIDE ELEVATION (NORTH)
SCALE 1:100

- GRIP ROOF CORNING
COLOUR: DARK OFF GREY
- WINDOW AND DOOR FRAMES
COLOUR: DARK OFF GREY
- HORIZONTAL CLADDING
COLOUR: LIGHT OFF GREY
- VERTICAL CLADDING COLOUR
LIGHT OFF GREY
- EXISTING BRICKWORK



In addition, whilst Listed Building Consent was submitted, there is no planning history for the garage and it is the LPA's opinion that although the garage and outbuildings are within the residential/land ownership of Nurstead Lodge, they are not curtilage listed. Therefore, in this instance, listed building consent would not have been required.

Proposal

The applications are householder and listed building consent for the conversion of existing garage to form annexe ancillary to the main dwelling, construction of glazed link, increase in roof height of existing office, alteration to roof of existing store and erection of canopy porch to front; demolition of shed.

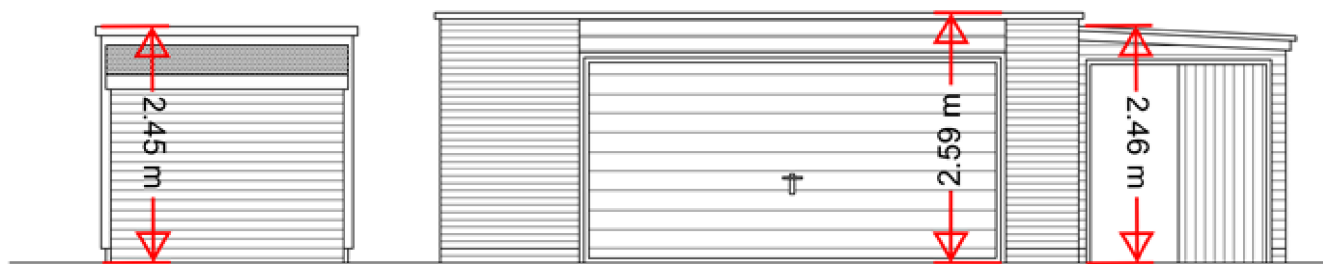
The floor area of the existing garage would not be altered or increased. The existing wooden shed to the side will be demolished and a new glazed connection/porch to the existing home office will be constructed. The glazed link would have an external area of 2.92m² and a height of 2.34m. The roof of the home office will be slightly increased from 2.54m to 3.04m and the roof of the existing store will be replaced resulting in a decrease of height from 2.46m to 2.39m. The main garage would not be altered externally, however the proposed plans show a slight increase in height from 2.59m to 2.74m. Fenestration changes include the replacement of the garage door with 2no. windows and door, together with two rear windows replaced with a single larger window will be included.

The proposed annexe would provide entrance hall, open plan kitchen/dining/living area, double bedroom and en-suite.

The materials are to be as existing, with windows being UPVC to match existing style.

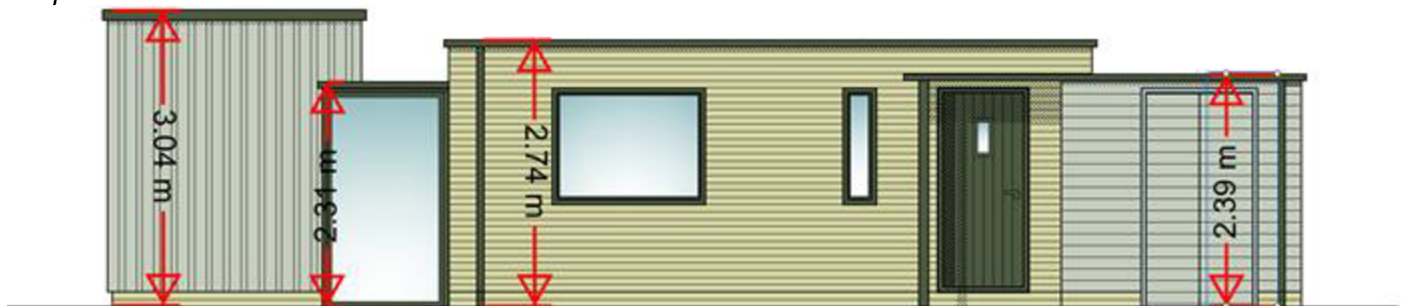
The following plan excerpt shows the main alterations side by side:

Existing



EXISTING FRONT ELEVATION (WEST)
SCALE 1:100

Proposed



PROPOSED FRONT ELEVATION (WEST)
SCALE 1:100

Green Belt

Green Belts are of great importance. The fundamental aim of Green Belt policy is to prevent urban sprawl by preserving the open and permanent characteristics of Green Belts (paragraph 137 of the National Planning Policy Framework (2024)). Paragraph 153 of the National Planning Policy Framework (2024) states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. '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.

Policy CS02 of the Core Strategy 2014 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy 2014.

Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 154 of the National Planning Policy Framework (2024)). However, there are exceptions to this which, as in the case of this proposal, and as set out in paragraph 154 of the National Planning Policy Framework (2024), include:

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction.

The existing garage is a permanent and substantial construction, as can be seen in the following site photograph;



In terms of openness, the building would not change in size or extent, so the proposed development would have no effect on spatial openness. Given the proposed use would be integral to that of the main dwellinghouse, any additional residential paraphernalia associated with the annexe would be limited, such that it would not materially harm visual openness. It is therefore considered that the openness of the Green Belt would be preserved. For the same reasons, the proposal would not conflict with the Green Belt's purpose, at paragraph 143c) of the Framework, of safeguarding the countryside from encroachment. There is no suggestion the proposal would conflict with any of the other purposes listed in Framework paragraph 143.

Overall, the proposed development would not conflict with Policy CS02 of the Gravesham Core Strategy 2014, saved Policy C13 of the Gravesham Local Plan 1994 and paragraphs 143 and 154 of the National Planning Policy Framework (2024).

Design, Character and Appearance

The application site consists of a detached Grade II Listed Building, Nurstead Lodge, with a detached garage, store, shed and home office situated to the east. The detached garage, home office, shed and store are set 18.07m away from the main dwelling. The following site photograph shows the garage in its context:

View from the streetscene front of the main dwelling



Rear of the garage, store and office



Policy CS19 of the Local Plan Core Strategy (LPCS) states that development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area.

Policy CS20 (LPCS) states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets.

The existing garage is located over 18m from the Grade II Listed Building of Nurstead Lodge. The garage is a modern structure that does not benefit from any historic or architectural features. The proposed

alterations would not significantly increase the building and the replace doors and windows are not to a level that would cause visually harm and are appropriate for the proposed use. The change of the roof to the existing store would result in a decrease in height and would match the garage and home office.

The increase in height of the home office would not be significant to result in a visually intrusive form and the main garage would obscure most views.

Glazed link has a height of 2.34m and is set back from the front of the existing garage and therefore not visible from public vantage points. It would also not result in an increase in habitable floor area.

Overall, the proposed alterations are minimal, with the majority not being highly visible from public vantage points.

By virtue of the distance from the Grade II Listed Building to the detached garage, together with the modest alterations proposed, it is considered that the proposed development would not result in a detrimental impact on the setting of the listed building and would accord with Policies CS19 and CS20 (LPCS), saved Policy TC2 (LPFR) and Sections 12 and 16 of the NPPF (2024).

Amenity of Future Occupiers

The National Planning Policy Framework (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, 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.

The proposed annexe would provide suitable living space, with access to natural light and outlook. The proposal would therefore comply with the requirements of SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed building is located away from other residential neighbours and would not likely result in any significant harm to the amenity of the adjoining neighbours. The occupiers of the existing main dwellinghouse would likely not be impact in terms of direct overlook, given the lack of side windows. There would also be no significant change to the scale of the building.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Parking and Highways

The plans show space for three vehicles to park on site. The drive area is of adequate size with the adequate vision splays.

The existing store would be able to provide cycle storage.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Any Other Matters

Landscape Character Area

Paragraph 189 of the NPPF (2024) states that great weight should be given to conserving and enhancing landscape and scenic beauty in AONB's which amongst others have the highest status of protection in relation to landscape and scenic beauty. The scale and extent of development in these areas should be limited.

Policy CS12 (LPCS) states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the National Landscape.

The application site is located within the Meopham Downs Landscape Character Area. The guidelines within the Gravesham Landscape Character Assessment (2009) are to conserve and reinforce.

The proposed development would not result in a significant increase in height or footprint over the existing garage and structures. The proposal would therefore not encroach into the countryside or result in a detrimental impact on the landscape character area. The development would therefore accord with Policies CS12 and CS19 (LPCS) and in line with paragraph 189 of the NPPF (2024).

Conclusion

The proposed development complies with all relevant national and local planning policies and for the reasons laid out above, is recommendation for permission.

Recommendation

Permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	15th August 2025	Dated:	18 th August 2025