

Our ref 13437

Your ref 20251250

Boughurst Farm, Leywood Road, Meopham, Gravesend, Kent DA13 0UD

Application for Listed Building Consent for the demolition of porch and erection of a two storey rear extension plus internal alterations to include structural alterations to link the new extension, internal reordering to the ground and first floor, new and replacement windows and associated hard landscaping.

Dear Mrs Parkin

Thank you for notifying the SPAB of the above application concerning this 15th-century Grade II listed building. After carefully reviewing the submitted documents, we have a number of concerns and wish to register our objection.

We note that the applicant has revised a previous scheme following pre-application advice; however, not all recommendations appear to have been addressed—particularly regarding the overbearing nature of the proposed extension or the unjustified relocation of windows. In addition, there appears to be unnecessary loss of historic fabric without justification.

We expand on these points as follows:

Scale and Dominance of Extension: The proposed extension's ridge height is only marginally lower than the host dwelling, making it highly prominent from the north, south, and east elevations. The south elevation, in particular, is dominated by the extension, which is not subservient to the historic hall house.

The scale of the extension seems driven by the first-floor connection, which appears unnecessary if the existing 19th century stair were retained. Keeping this access would preserve the existing plan form and avoid creating a new doorway into the northern bedroom, thereby reducing the loss of historic fabric.

Windows: There is no justification for relocating windows, which would result in the loss of historic fabric and harm the building's character. We also agree with your Conservation Officer's comments regarding the replacement of metal windows, which may replicate earlier versions. Windows are integral to historic character and should not be 'rationalised' into a uniform pattern or style.

Internal Alterations: While we do not object to removing modern partitions, the proposed rearrangement at the north end involves partial loss of a timber stud wall to create a new doorway, with no justification provided for this harm.

For the reasons described above, the application fails to meet the requirements of the National Planning Policy Framework, specifically:

Paragraph 207 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 212 of the NPPF indicates that when considering the impact of a proposed development upon the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

We therefore recommend that the application be withdrawn and revised to address these concerns. We would be happy to review updated proposals in due course. If this information is not forthcoming, we recommend that permission be refused.

We hope these comments are helpful.