

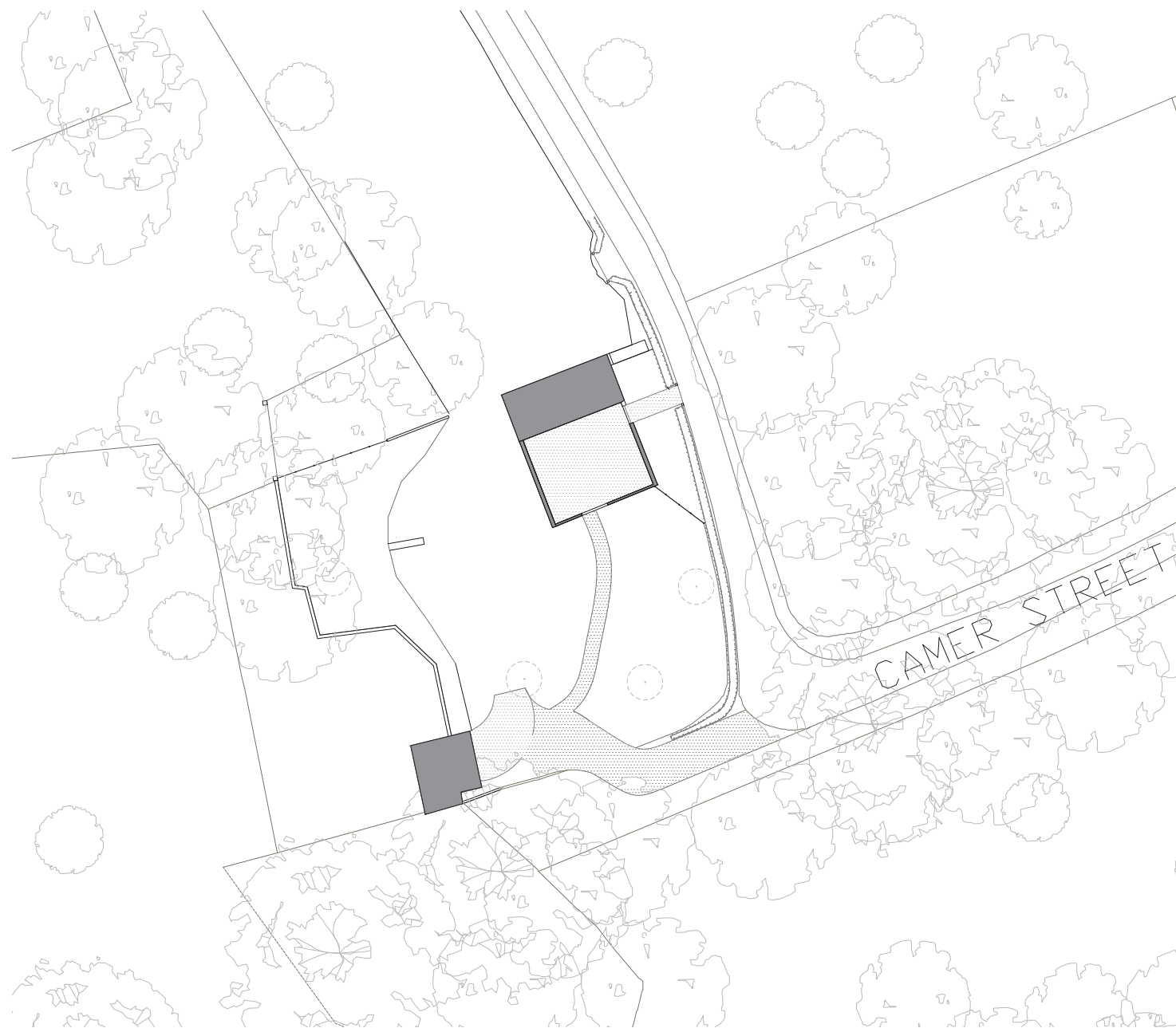
The Studio
Camer Street
Meopham
Gravesend
Kent
DA13 0XT

PLANNING STATEMENT
October 2025

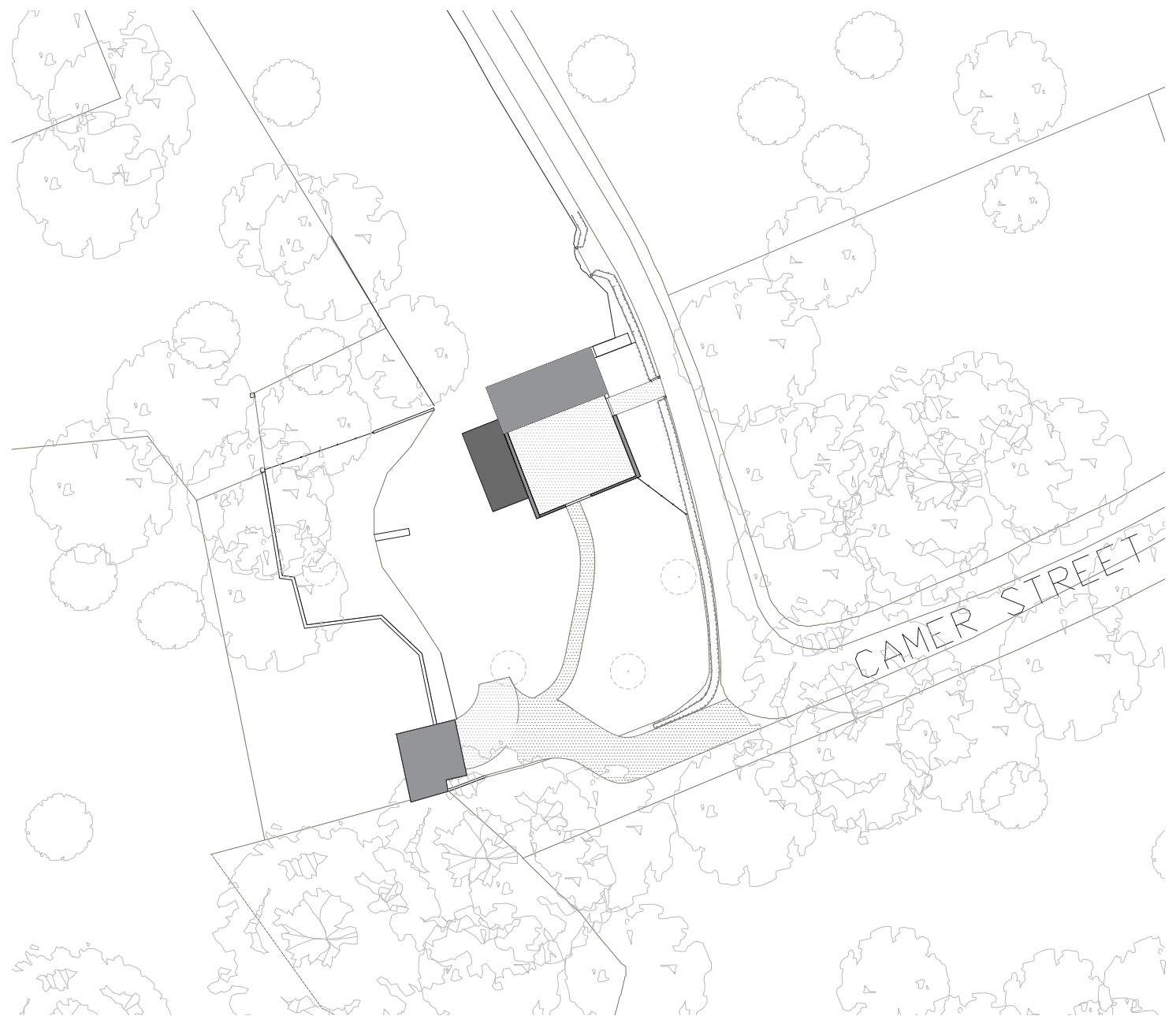


PROJECT SUMMARY

The application comprises a single storey extension.



EXISTING



PROPOSED

EXISTING CONDITION

The application site is a converted outbuilding originally associated with Camer House. The original dwelling has not been extended since its conversion and only has the addition of the bin store to the side which was included in the original conversion. The property is of a modest size and benefits from its own access, open plan kitchen/dining/living room, 2no. bedrooms and a bathroom. Parking is available to the rear and within the existing open carport that forms one of the outbuilding.

The courtyard walls have suffered some movement and a small section has recently collapsed due to bad weather.



RELEVANT PLANNING HISTORY

Reference	Description	Decision	Decision Date
20150236	Application for minor material amendment to planning permission reference number 20110989 in respect of enlargement of meter/bin store, relocation of roof lights, provision of balustrade on south elevation, deletion of the rebuilt retaining wall, pond, reinstatement and orchard planting in areas 3 & 4, removal of ground source pump and replacement with wood burning stove, and provision of a flue and external lighting.	Permission	18.05.2015
20150086	***REVISED DESCRIPTION*** Application for the approval of conditions 4, & 13 attached to planning permission reference number 20110989 relating to external facing materials with details of garage construction, surface treatments & bat survey.	Approval of Details	22.04.2015
20110989	Conversion of outbuilding used as an artist's studio into a residential dwelling.	Permission	04.10.2012
19700310	conversion of part of existing building, to form workshop, for owners private and personal use	Permission	11.02.1971



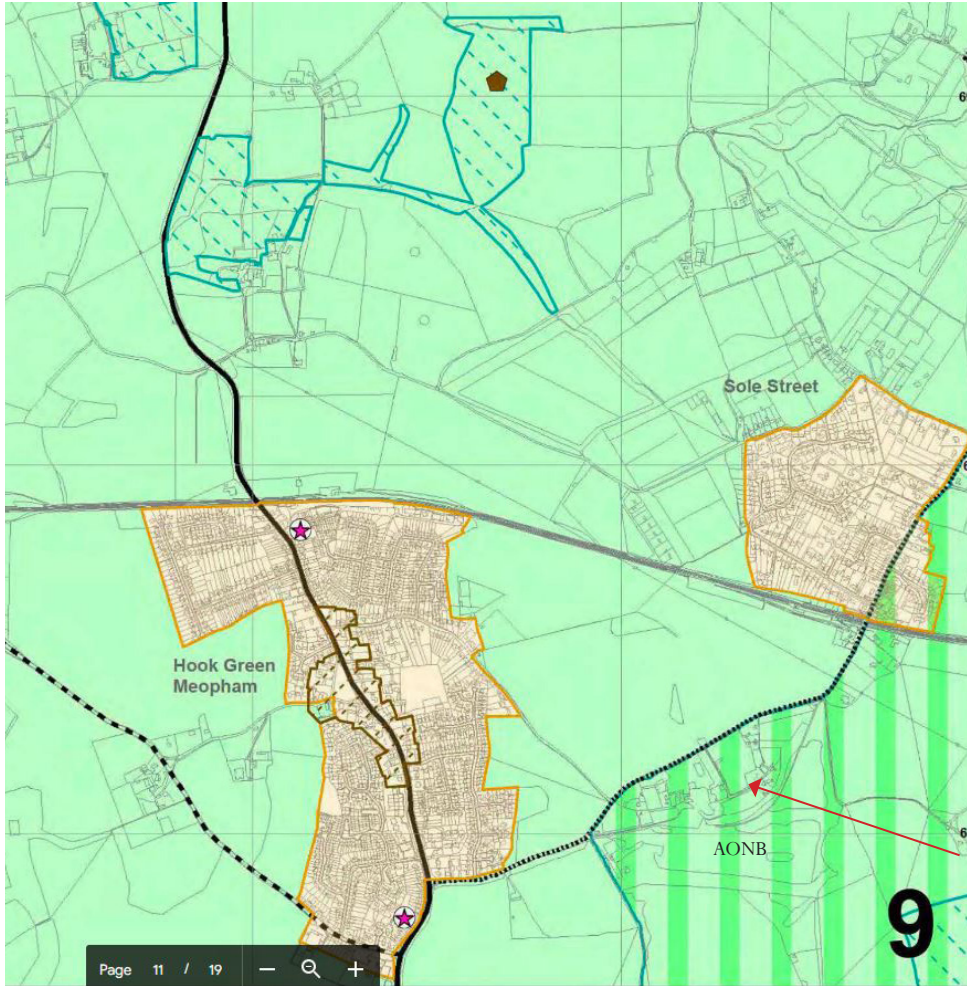
WIDER CONTEXT & PLANNING HISTORY

THE SITE AND PLANNING HISTORY

- The property is not listed
- The boundary wall with Camer House is listed
- The property is not within a conservation area. It is located between Hook Green and Sole Street Conservation area
- The property is within the Green belt and Area of Outstanding Natural Beauty
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CONSTRAINTS

- Meopham Parish
- Area Of Outstanding Natural Beauty
- Zone 3 - Groundwater Source Protection Zones
- Meopham North Ward
- Green Belt
- Meopham Downs- Landscape Character Assessment
- Rural Boundary
- Grade 2 - Agricultural Land
- Area Of Special Control Of Advertisements – ASCA - Area Special Advert Control
- Strood - TH/6 - Historic Borough



POLICY AND GUIDANCE

The Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy and Policies Map, September 2014; and
- Saved policies in the Gravesham Local Plan First Review, November1994.

The relevant policies for the proposal are as follows:

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review 1994:

- C13 – Extensions to Dwellings in the Countryside
- P3 –Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

National Planning Policy Framework 2021:

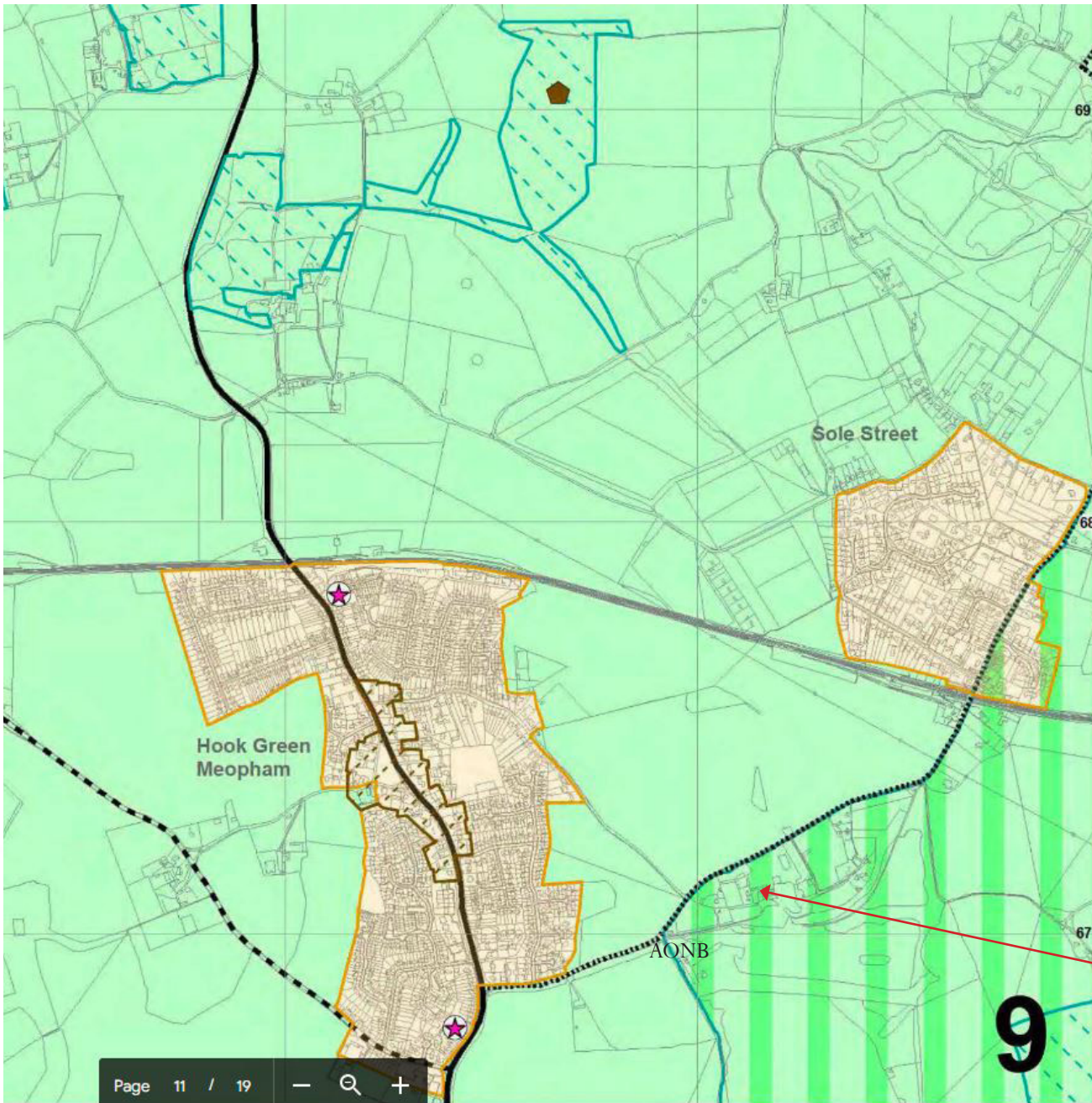
- Section 2 – Achieving sustainable development
- Section 4 – Decision making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance and other Documents:

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (March 2015)
- Householder Extensions/ Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

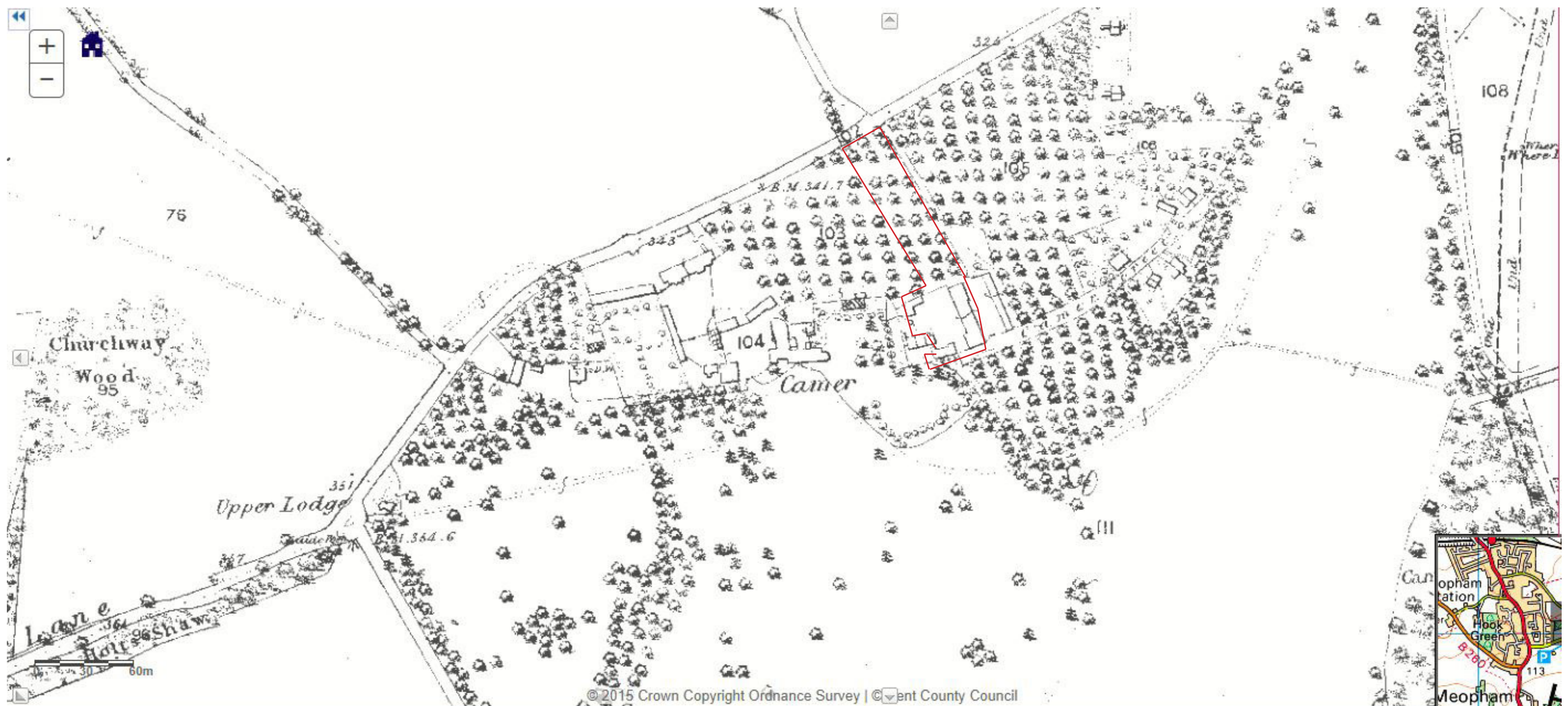
GRAVESHAM LOCAL PLAN POLICIES MAP

- Plan Area: Borough Boundary (CS01)
- Opportunity Areas (CS03-CS06)
- Key Sites (CS03-CS06, CS21)
- Highways Network Primary Distributor (T1-T3)
- Highways Network District Distributor (T1-T3)
- Highways Network Local Distributor (T1-T5)
- Highways Safeguarding (T6)
- Crossrail Safeguarding (CS11)
- High Speed 1 Safeguarding (CS11)
- Wharves Safeguarding (CS07, CS11)
- Rural Settlements inset from Green Belt (CS02)
- Special Protection Area (CS12)
- Special Area of Conservation (CS12)
- Ramsar Site (CS12)
- Sites of Special Scientific Interest (CS12)
- Area of Outstanding Natural Beauty (CS12)
- Local Wildlife Sites (CS12)
- Urban/Rural Areas Boundary (CS02)
- Green Belt (CS02)
- Scheduled Monuments (CS20)
- Conservation Areas (CS20)
- Gravesend Town Centre Boundary (CS08)
- Primary Shopping Area (CS08)
- Primary Shopping Frontage (S3)
- Secondary Shopping Frontage (S4)
- Local Centres (CS08)
- Change of Use to Offices Acceptable (E5)
- Area Policies (AP1, AP2, AP7, AP10)



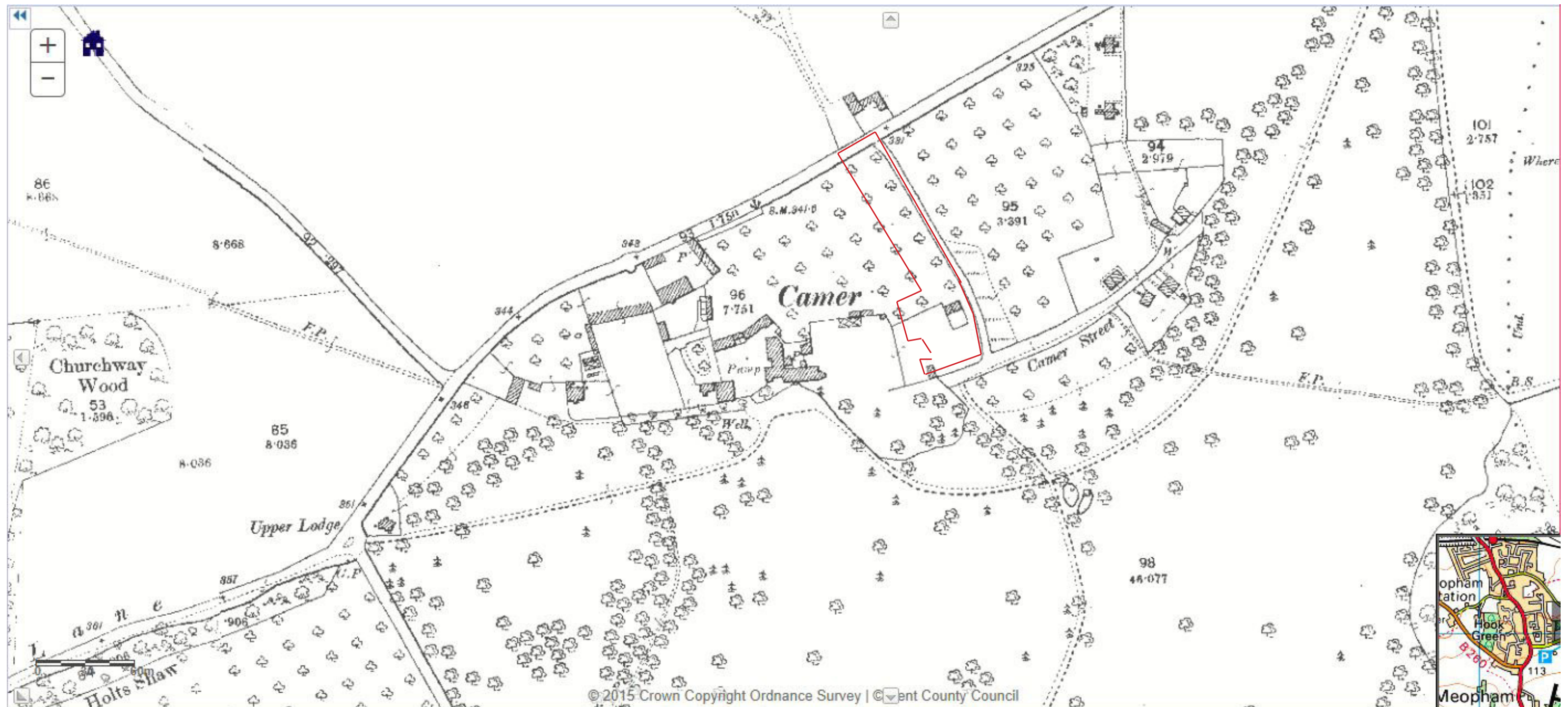
HISTORICAL MAPS 1871-1890

The site has evolved and this can clearly be seen whilst looking through the historic maps. Buildings have previously been located surrounding the courtyard and the maps show previous development on the site.



HISTORICAL MAPS 1897-1900

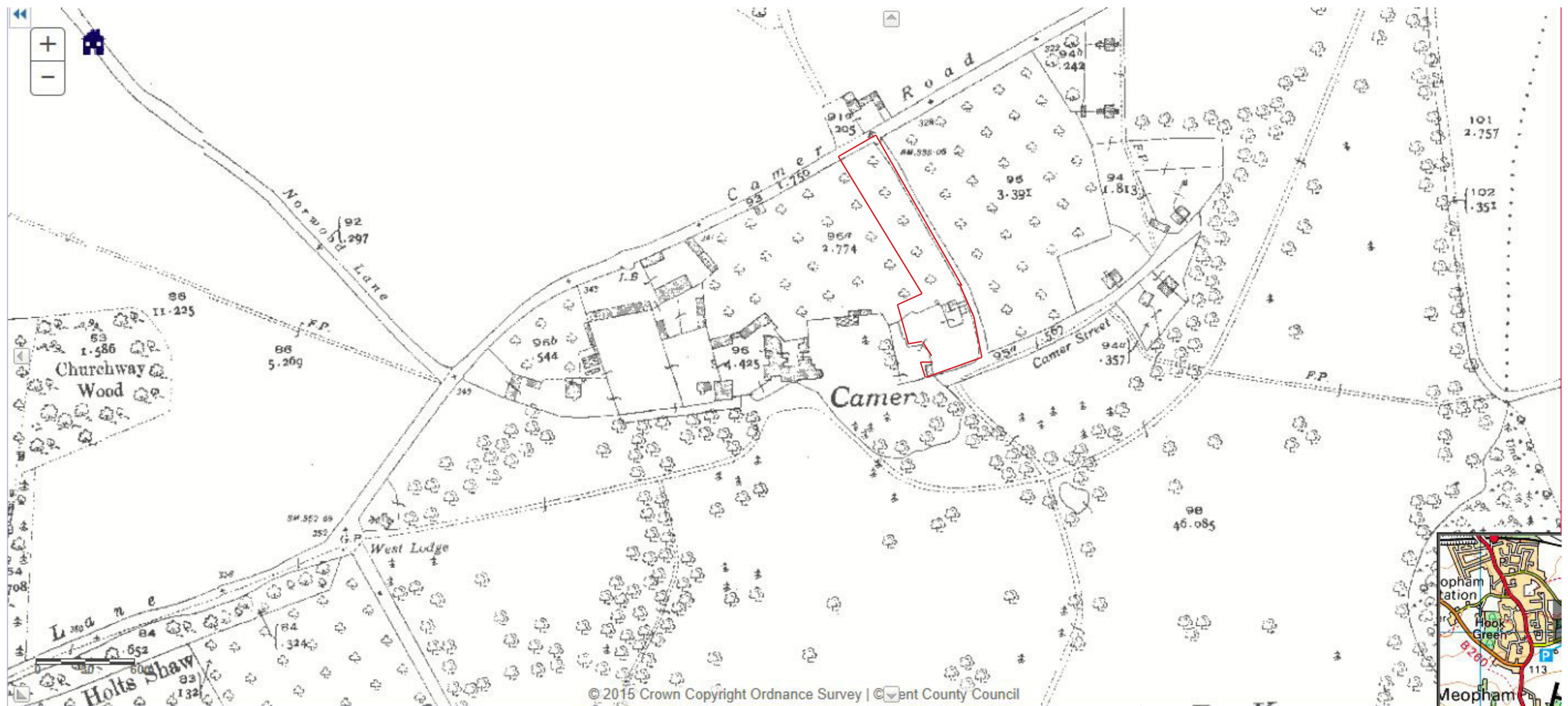
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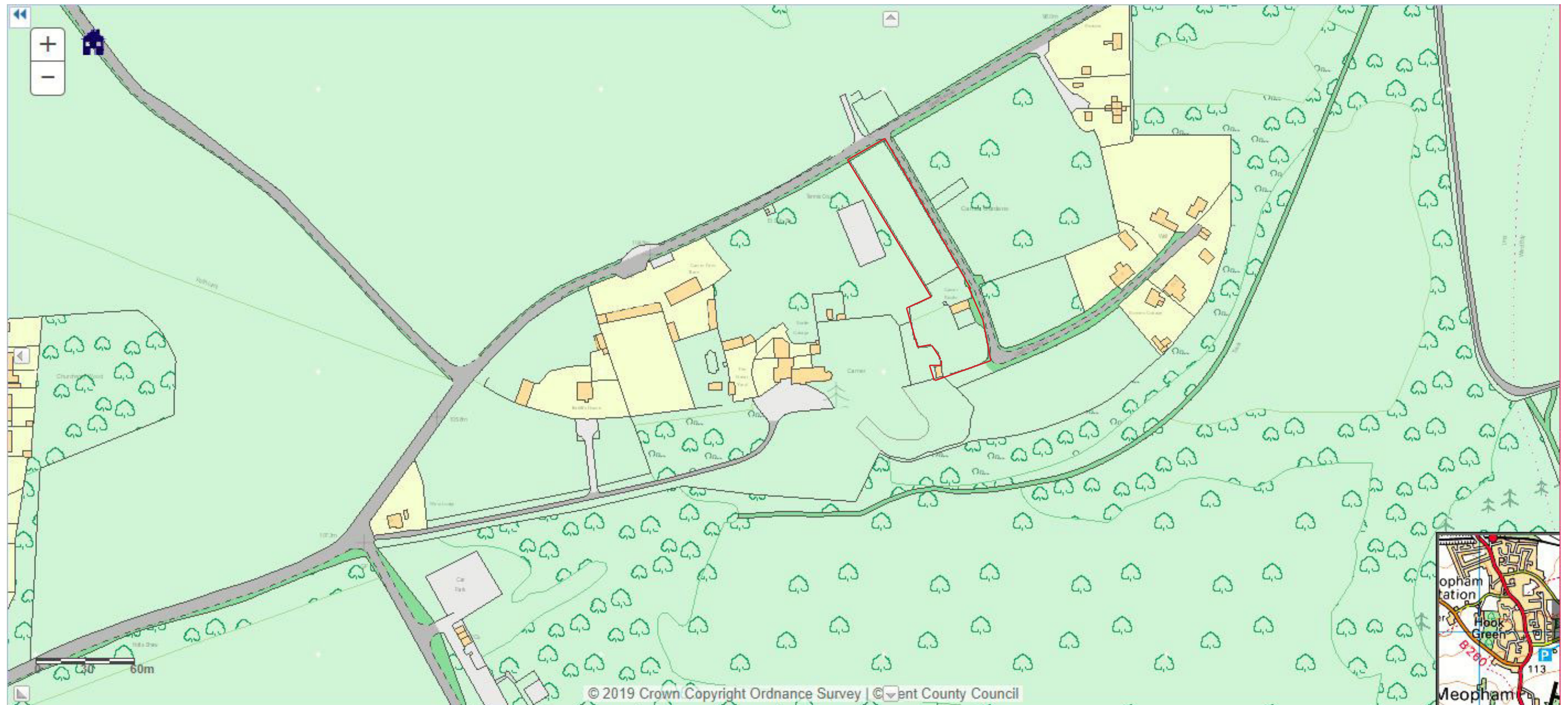
HISTORICAL MAPS 1929-1952

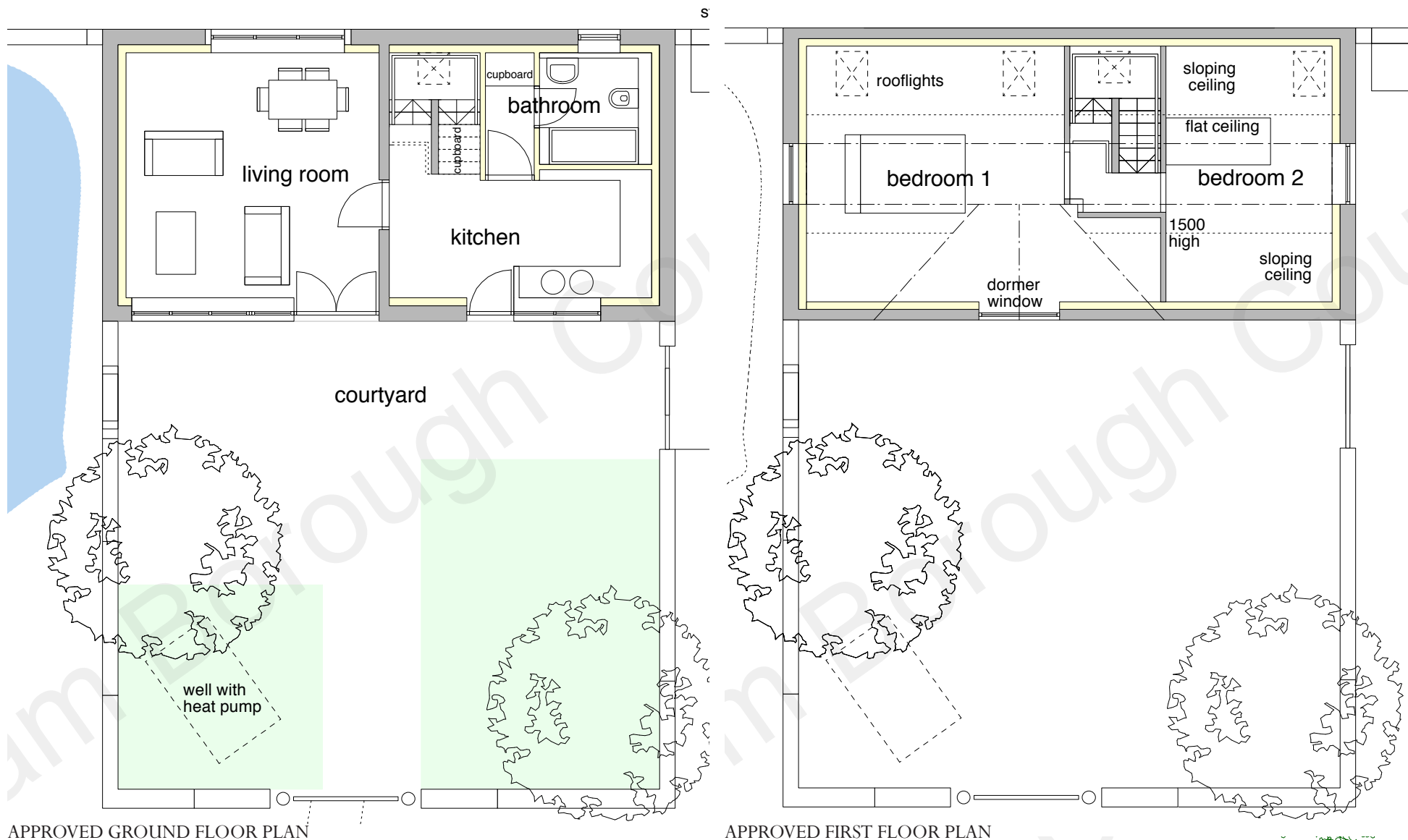
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HISTORICAL MAPS 2022

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PRE PLANNING ADVICE - DEVELOPMENT IN A GREEN BELT

The NPPF (2021) makes it clear that new buildings in the Green Belt should be regarded as inappropriate, with a small number of exceptions (paragraph 149). The listed exceptions include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Policy C13 (LPFR) places an overall limit on extensions of one third of the gross floor area of the original dwelling, unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling (criteria (ii)). It also requires the massing, scale and form of any extension to be appropriate to the existing dwelling and the Green Belt setting (criteria (vi)). It is considered that these factors are relevant in determining whether the size of an extension is proportionate and as such, these aspects of the policy are broadly in line with the NPPF (2021) and should be afforded weight.

The 'original' dwelling is as per the original conversion into a residential dwelling, as permitted in 2012. Prior to this, the building was used as an artist's studio and the original plans from the 1971 planning application (Ref. 19700310) for its continued use as a workshop, show that the building has not been altered.

The following calculations show the dwelling as built:

Ground Floor: 61.42m²

First Floor: 61.42m²

Total: 122.84m²

PREVIOUSLY APPROVED SCHEME/AMENDMENTS

Application: 20240830

GRANTED PERMISSION

Erection of a single storey side extension with roof lights.

Council Conclusion

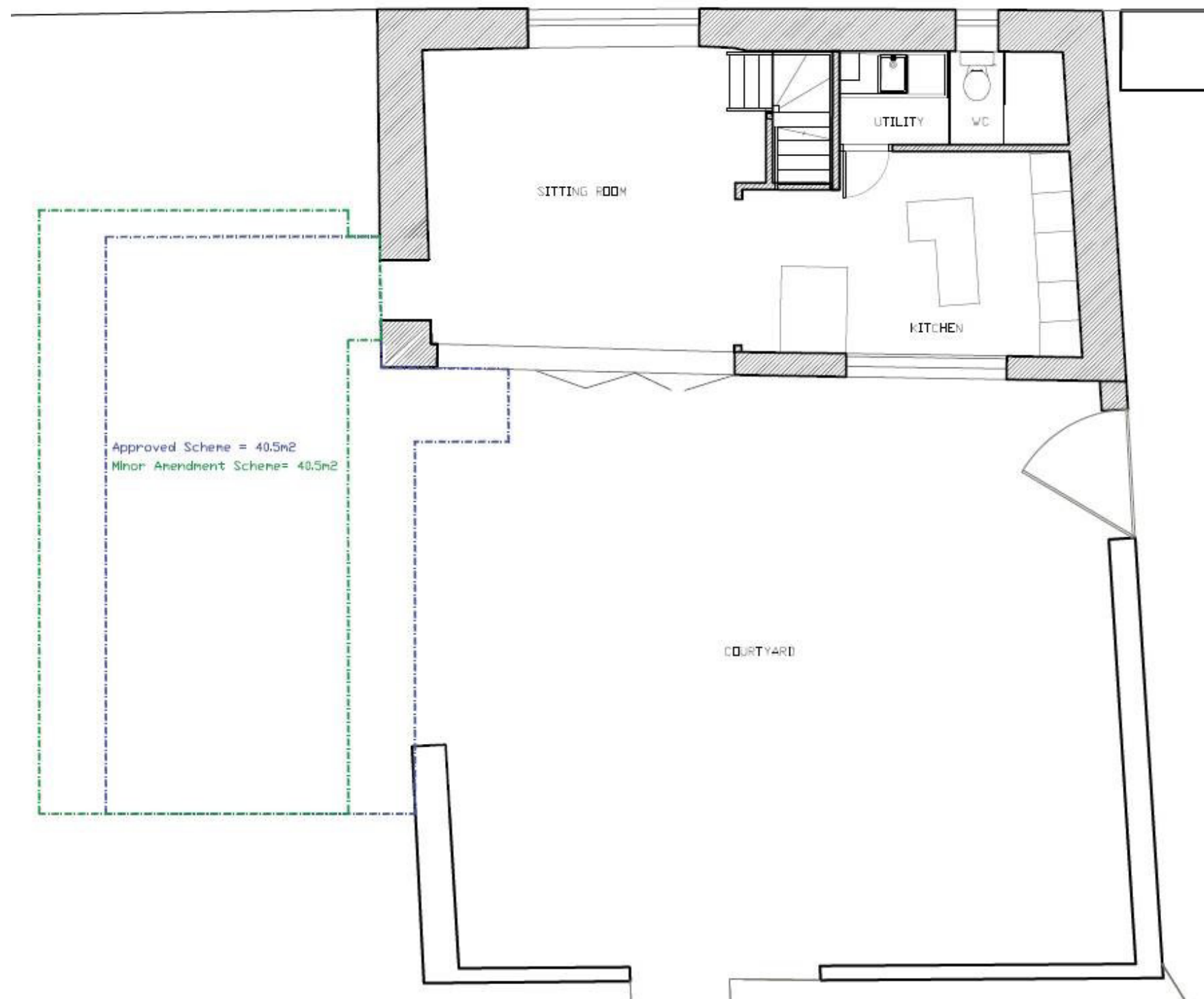
For the reasons set out in this report, this development would not result in “disproportionate additions over and above the size of the original building” and has been designed to have a subservient and appropriate appearance to the host dwelling. As such it would not constitute inappropriate development within the Green Belt. Furthermore, it would not impact the openness of the Green Belt.

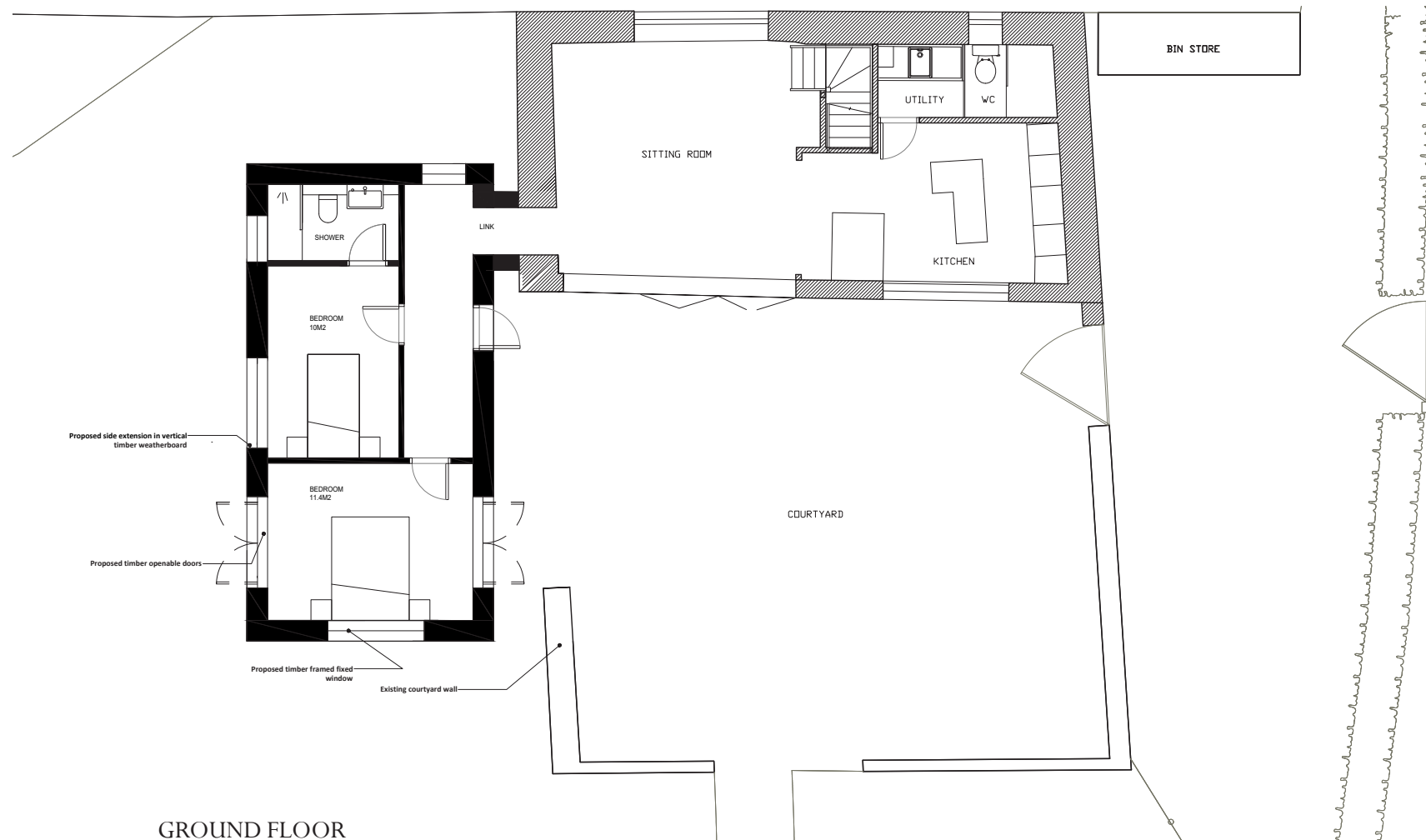
In all other respects the proposal is also seen as acceptable. It has been shown to be appropriate in terms of its design and visual impact, its impact upon the Meopham Downs Landscape Character Area, the Kent Downs National Landscape, surrounding heritage and its impact upon residential amenity. It is also considered acceptable in terms of highway safety and archaeological issues.

AMENDMENTS TO PREVIOUSLY APPROVED SCHEME

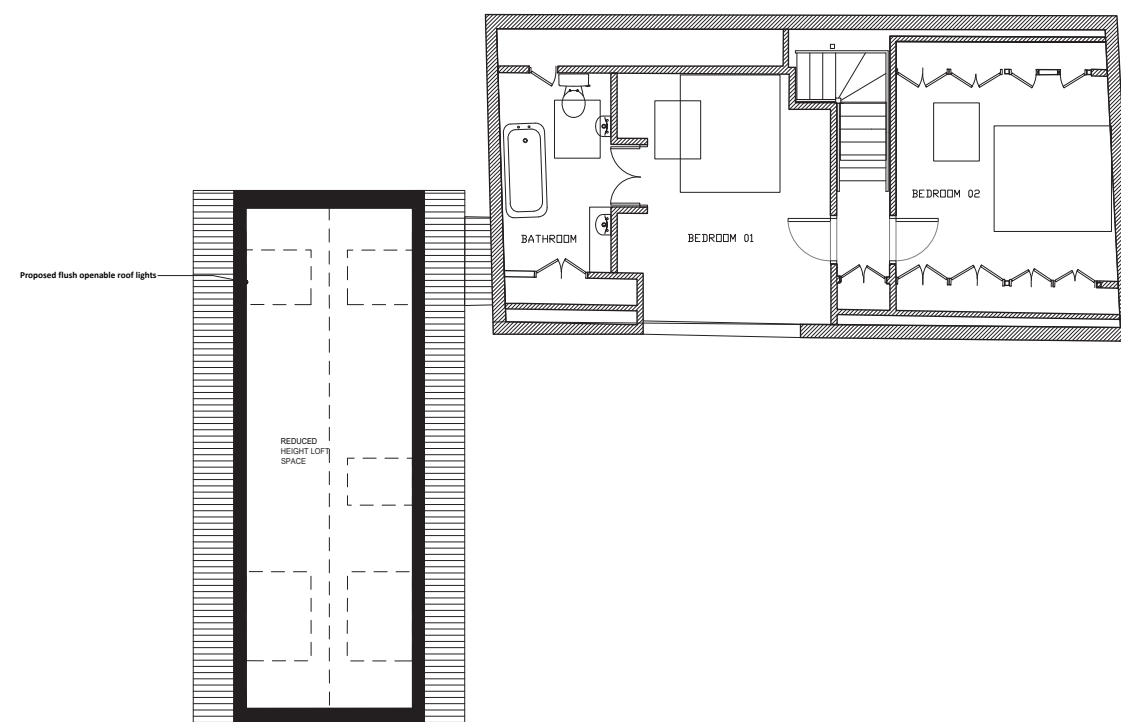
The building has been repositioned away from the existing dwelling, with the link placed in a different location. This was done for both aesthetic and buildability reasons, primarily due to the existing courtyard walls being out of line and in poor condition.

It should be noted that the footprint of both the approved scheme and the amended scheme is the same. Each represents an increase over the original dwelling of approximately 33% (one third), as demonstrated below.





GROUND FLOOR



FIRST FLOOR

USE AND LAYOUT

The following calculations show the proposed extension as:

Ground Floor: 40.5m²

First Floor: N/A

Total floor space increase from dwelling as built: 40.5m²

Total Overall Floorspace: 163.34m²

Percentage increase over original dwelling: 33% (one third)

USE

By providing a single storey extension, the dwelling would continue to operate as a single family dwelling with the addition of two bedrooms and a bathroom for a growing family. The existing parking and access arrangements are to remain unchanged and none of the adjacent buildings will have any loss of amenity due to the proposals.

LAYOUT

The new extension connects to the west of the existing dwelling via a link so as to protect the form of the original studio, and preserve the original features.

The west side of the dwelling has a lower ground level allowing for a reduced scale in the Green Belt setting.

Two bedrooms and a bathroom will be situated a ground level overlooking the garden and re-forming the original courtyard wall.

SCALE AND MASSING

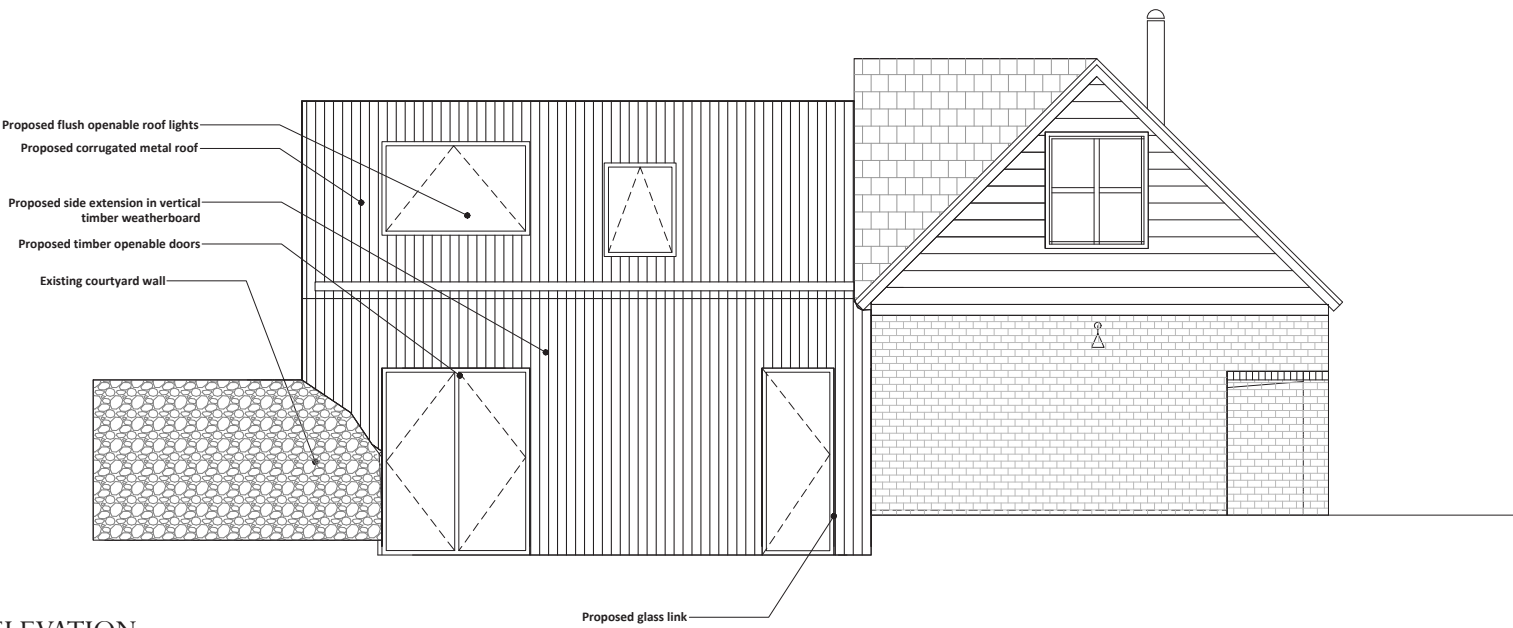
The extension has been reduced to a functional scale, as per the pre-app advice in order to meet the client’s needs for two additional bedrooms and a bathroom. This meets the ‘one third policy’.

The width was further reduced and the ridge remains below the original studio ensuring it is viewed as subservient to the dwelling.

The proposal will not cause significant harm to the amenity of neighbouring property.



SOUTH ELEVATION



EAST ELEVATION

MATERIALS AND APPEARANCE

The original studio is formed of stone, brick and timber with a slate roof. The cottage is of traditional design with overrunning eaves.

The new extension has vertical larch cladding and a metal corrugated roof to clearly distinguish it as a complementary addition. The eaves and external wall will meet to provide a modern silhouette with concealed gutters.

The rooflights lights will be flush in line with conservation style windows.



Precedent - Working with the existing setting of the courtyard



Precedent - Connection between old and new



Precedent - Contemporary materials and flush rooflights