

Delegated Report

Listed Building Consent Application

Planning Application No: 20251273

Location: The Village Pump The Street Cobham Gravesend

Description: Application for Listed Building Consent; Repairs and maintenance work to Grade II listed pump wall.

Applicant: Mrs Julie Wilder

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Location Plan;
- Plan Showing Wall Location;
- Picture 1 – Pump;
- Picture 2 – Wall View Side;
- Picture 3 – Wall View from front;
- Picture 4 – Wall View from rear;
- Heritage Statement; and
- Detail of Village Pump Works.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Other material considerations

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.

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.

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 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Cobham Rural Conservation Area Appraisal Supplementary Planning Document (2017)
- Management Plan – Rural Conservation Area Appraisals Supplementary Planning Document (2016)

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

This is all fine and will be good to get the wall repointed and repaired. I would recommend that the finish of the re-pointing is also stipulated, i.e. brushed back to expose the aggregate in the pointing. Other than that you might want to ask for samples of replacement materials - brick and flint.

KCC Public Right of Way

Public Right of Way NS178 lies to the east of the wall. The Public Right of Way should remain unaffected by the proposed repairs and maintenance work.

No response from:

- National Amenity Societies
- Cobham Parish Council
- Ward Councillors

Publicity

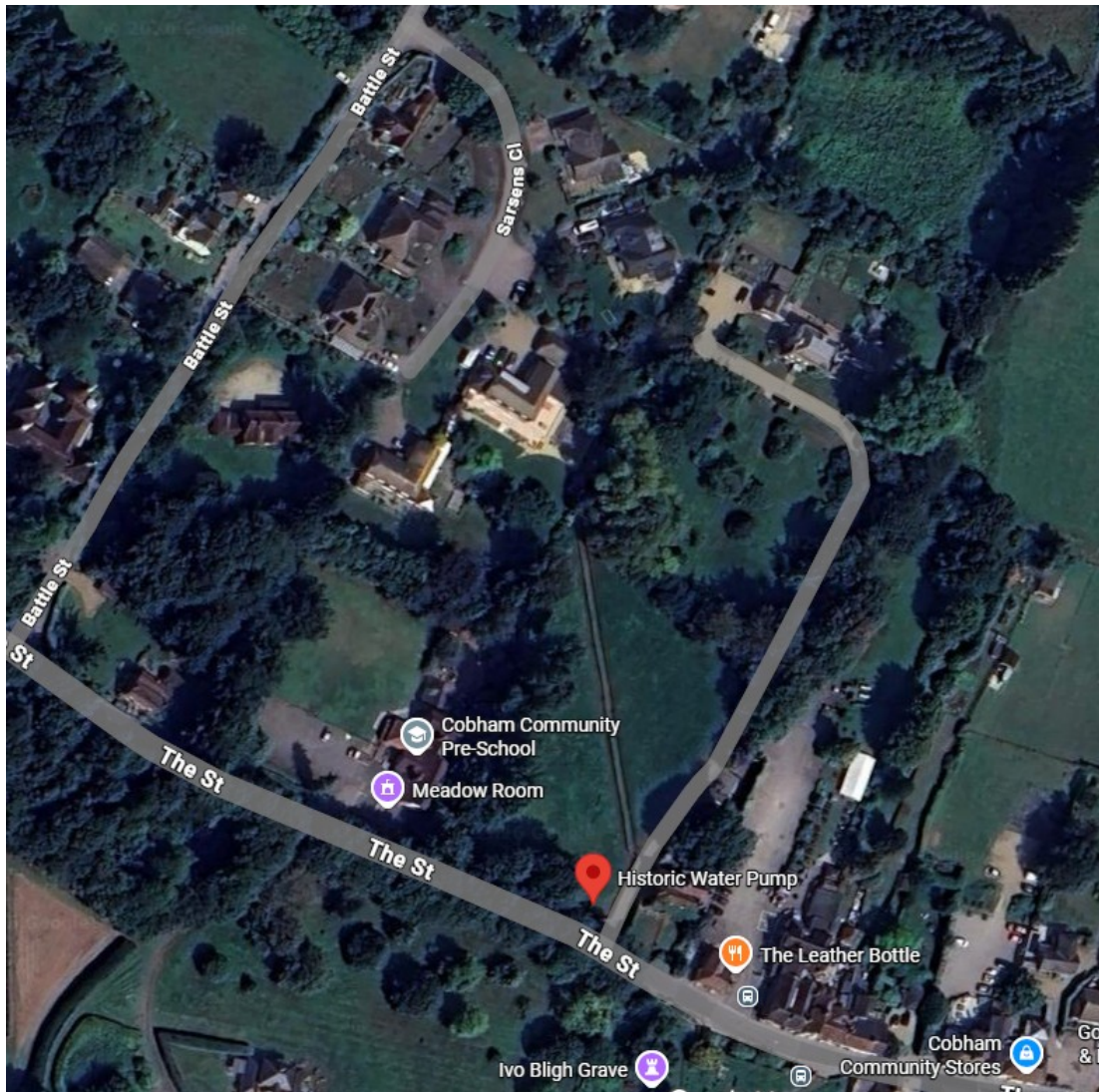
The application was advertised by way of site and press notices – overall consultation expiry date was 13.02.2026 – no responses received.

Officer's Analysis

The application site consists of the village pump which has a wall behind made of brick and flint. It is situated on the northern side of The Street. It faces directly onto The Street and is situated to the east of the Meadow Room and to west of no. 1 Crockers Place. To the north is a green area of land which is in front of Meadow House which itself is some 150m to the north. The pump and wall are a grade II listed building and the site is also situated in the Cobham Conservation Area. The site is shown in the below map:



The site is seen in its wider context in the below aerial image:



The pump and wall are seen in the below front, side and rear views below:



Front of wall



Side wall



Rear of wall

The proposal is for repairs and maintenance works to the wall. The principle issue in the consideration of this application is the impact of the proposal on the architectural and historic interest of this grade II listed building and whether the proposal would preserve or enhance the character and appearance of the Cobham Conservation Area.

The applicant has submitted a clear detailed document of the proposed repair works along with a Heritage Statement. It is stated that the wall as existing is constructed of red brickwork in the estate bond pattern and interspersed with flint panels.

In terms of the condition of the wall there are said to be a number of areas of the bricks, flints and bulging.

In respect of the brickwork there is weathered faces, open joints and surface erosion with some bricks showing freeze thaw deterioration. The cement repointing seems to have caused many issues with parts of it said to be cracked or detached particularly above the flint panels and on upper courses.

In respect of the flintwork panels they are said to be a mix of original 19th century flintwork and later patch repairs. Several areas to the rear of the wall have lost small areas of flint and vegetation is growing through joints in several panels particularly on the rear side and ivy stems have travelled behind and between the flint in places. The mortar within some of the flintwork has eroded with open joints, crumbling lime, and areas of part cement repointing are now cracked or separating from the surrounding fabric.

It is stated that the wall shows signs of cracking, bulging and localised displacement with the most notable distortions at the northwest and northeast corners of the recessed area behind the pump, the east pillar (which it is said has been rebuilt many times) and the long curved flintwork section of the west end where the wall leans slightly towards the public road. It is stated that the cracks are predominantly vertical or stepped along mortar joints with minor separation between bricks in several high-level courses. There is said to be a lot of plant growth on the wall head.

It is set out that there will be general repairs and repairs to the front and side of the wall.

The general repair works are to remove moss algae and vegetation from wall head and to remove ivy stems & organic debris from base of wall.

The front and side wall repairs are as follows:

Front wall

- To remove cracked or inappropriate cement mortar by hand tools only
- To repoint open or eroded joints using compatible lime mortar
- Re bed loose or displaced capping bricks in lime mortar
- Re-bed missing or loose flints and reinstate flint pockets using lime mortar.
- Repoint disturbed joints at pump recess.
- Undertake partial rebuilding of east terminal pier, Install Helix type stainless ties to stabilise high level brickwork if required.

Side Wall

- To remove cracked or inappropriate cement mortar by hand tools only
- To repoint open or eroded joints using compatible lime mortar
- Re bed loose or displaced capping bricks in lime mortar
- Re-bed missing or loose flints and reinstate flint pockets using lime mortar.

It is stated that there will be the retention of original fabric wherever possible, that no cement mortar will be used and it will be lime based materials for the mortar repairs to preserve breathability. There will be minimal intervention when addressing defects.

The proposed repair works are very much welcome. Past cement mortar repairs have clearly caused harm to the fabric of the wall and the proposal to remove this cement mortar and replace with lime mortar will be such an enhancement to this listed wall and ensure its survival for the future. The re-bedding of missing, loose or displaced capping bricks and the flints and the partial re-building of the east terminal pier again will resolve the current disrepair issues using sympathetic methods and materials.

The Conservation Officer supports the proposal and advises that a condition should be attached to stipulate the pointing finish - brushed back to expose the aggregate in the pointing. Also possibly to condition samples of replacement materials - brick and flint. Subject to these it is considered that the proposal would be a significant enhancement to the listed village pump and wall and would also enhance the character and appearance of the Cobham Conservation Area. The proposal is therefore compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 and TC3 (LPFR) and sections 12 & 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion

The proposal is most well and would a significant improvement to this listed pump and wall. It would protect the architectural and historic interest of this grade II listed building and would enhance the character and appearance of the Cobham Conservation Area. It would therefore meet the statutory requirements of Sections 16(2) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and be compliant with Policies CS19 and CS20 (LPCS), saved Policy TC2 and TC3 (LPFR) and sections 12 & 16 of the NPPF (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	27th February 2026	Dated:	2nd March 2026