



Delegated Report

Condition Discharge Application

Planning Application No: 20260635

Location: Boughurst Farm Leywood Road Meopham Gravesend

Description: Application for full approval of conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, and 13 and partial approval of condition 5 attached to planning permission reference number 20251250 relating to a method statement for the protection of historic fabric during construction works (3), a programme of historic building recording (4), details and samples of all external materials (5), a window schedule (6), detailed drawings at a scale of 1:10, with half or full size sections (7), details including method of support, extent of fabric removal, making good of retained fabric (8), details of all new internal joinery, partitions, and fireplaces (9), details of the roof construction and junctions (10), no external vents, flues, extracts, grilles, or terminals (11), full details of all rainwater goods (12) and external pipework, meter boxes, service runs, or plant (including boiler flues, extract ducts, or air source equipment) (13).

Applicant: Mr Ohlson

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Drawing no. 27680_BR_200 Rev. B (Proposed Elevations North & East)

Drawing no. 27680_BR_201 Rev. B (Proposed Elevations South & West)

Drawing no. 27680_EX_03 Rev. C (Existing Elevations)

Drawing no. 27680_EX_05 Rev. A (Existing Staircase Recording 1 of 2)

Drawing no. 27680_EX_06 Rev. A (Existing Staircase Recording 1 of 2)

Drawing no. 27680_EX_08 Rev. A (Existing Utility/Kitchen Partition Recording 2 of 3)

Drawing no. 27680_EX_09 Rev. A (Existing Utility/Kitchen Partition Recording 3 of 3)

Drawing no. 27680_J002 Rev. B (Proposed Replacement Joinery Details (Timber Windows) SHEET 2 OF 12)

Drawing no. 27680_J003 Rev. A (Proposed Replacement Metal Windows Joinery Details SHEET 3 OF 12)

Drawing no. 27680_J004 Rev. A (Proposed Replacement Metal Windows Joinery Details SHEET 4 OF 12)

Drawing no. 27680_J005 Rev. A (Proposed Replacement Joinery Details (Metal Windows) SHEET 5 OF 12)

Drawing no. 27680_J006 Rev. A (New Timber Windows Joinery Details SHEET 6 OF 12)

Drawing no. 27680_J007 Rev. A (New Timber Windows Joinery Details SHEET 7 OF 12)

Drawing no. 27680_J008 Rev. A (New Timber Windows/Doors Joinery Details SHEET 8 OF 12)

Drawing no. 27680_J009 Rev. A (New Timber Windows/Doors Joinery Details SHEET 9 OF 12)

Drawing no. 27680_J010 Rev. C (New Timber Windows Joinery (Timber Windows) SHEET 10 OF 12)

Drawing no. 27680_J011 (New Timber Windows/Doors Joinery (Timber Doors) SHEET 11 OF 12)

Drawing no. 27680_J012 (New Timber Windows/Doors Joinery (Timber Doors) SHEET 12 OF 12)

Drawing no. 27680_PL_06 Rev. B (Proposed Fireplace Plan)

Drawing no. 27680_PL_07 Rev. B (Proposed Fireplace Elevation)
Drawing no. 27680_PL_08 Rev. B (Proposed Fireplace Section DD)
Drawing no. 27680_PL_11 (Proposed Internal Door Joinery)
Drawing no. 27680_PL_20 Rev. A (Proposed Plans Formation of New Structural Openings)
Drawing no. 27680_PL_21 Rev. A (Proposed Elevation & Sections Formation of New Structural Openings)
Drawing no. 27680_PL_25 Rev. A (Proposed Roof Details)
Drawing no. 27680_PL_26 Rev. A (Proposed Roof Details)
Drawing no. 27680_PL_40 Rev. A (Proposed Tile Vent & Rainwater Goods Details)
Drawing no. 27680_PL_41 Rev. A (Proposed Flue and Extract Details)
Drawing no. 27680_PL_42 Rev. A (Proposed Flue and Extract Details)
Drawing no. 27680_PL_50 Rev. A (Proposed Internal Joinery – Oak Framing)
Condition 3 – Protection of Historic Fabric (June 2026)
Condition 5 – Details of External Materials (June 2026)
Historic Building Record (June 2026)
Image – Proposed reclaimed door
Under Tile Vent System
Drawing no. 27680_PL_09 Rev. B (Proposed Staircase Joinery Plans)
Drawing no. 27680_PL_10 Rev. B (Proposed Staircase Joinery Elevation 1 + 2)

Supplementary Information

Condition 3 – Drawing no. 27680_EX_18 Rev. A (Protection of Historic Fabric Zone 1 - Staircase Recording 1 of 3)
Condition 6 – Window Schedule July 2026 Rev. B
Condition 7 – Drawing no. 27680_J001 Rev. D (Proposed Replacement Timber Windows Joinery Details SHEET 1 OF 12)

Superseded:

~~Window Schedule May 2026 – Rev. A~~

~~Drawing no. 27680_J001 Rev. C (Proposed Replacement Timber Windows Joinery Details SHEET 1 OF 12)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20260549	Application for approval of condition 3a, 5, and 6 attached to planning permission reference number 20251249 relating to a programme of archaeological work comprising of an archaeological watching brief, a lighting plan and hard landscaping works.	Approval of details	21.07.2026
20251250	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.	Permitted	26.03.2026
20251249	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.	Permitted	26.03.2026
20240280	Application for approval of condition 3 attached to	Approval of	06.06.2024

	planning permission reference number 20231000 relating to an ecological enhancement plan being submitted.	details	
20231000	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated turning and visitor parking area.	Permitted	28.11.2023
20230393	Demolition of existing workshop and storage building and construction of a new car port, workshop and storage building with associated landscaping, turning and visitor parking areas.	Refused	13.06.2023
20210920	Application for Listed Building Consent for conversion of existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20210919	Conversion existing outbuilding to two bedroom all year round holiday let.	Withdrawn	22.02.2022
20171004	Application for the approval of condition 2 attached to planning permission reference no. 20170711 relating to details of the extractor fan.	Approval	18.01.2018
20170711	Application for Listed Building Consent for the retention of the en-suite shower room and cupboard in the fourth bedroom at first floor level.	Permission	24.08.2017
20120667	Application for Listed Building Consent for the installation of secondary glazing to all windows at first and second floor levels.	Permission	19.09.2012
19980461	The installation of a Yorkstar 24 oil fired condensing boiler in lobby leading to ground floor toilet, with a rear exit external flue.	Permission	25.09.1998
19860199	Use of land as residential garden and erection of 2.75 metre high perimeter fence to tennis court	Permission	27.06.1986

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings
- TC7 – Other Archaeological Sites

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and Enhancing the Historic Environment

Consultations, Publicity and Representations

Dickens' Country Protection Society

In the Society's view, it would be better if the design and size of the windows in the front elevation remained unchanged.

GBC Conservation 27.07.2026

I have reviewed the submitted drawings and supporting documents against the wording of conditions 3–13. My comments are set out by condition below, followed by a note on the third-party representation received and my overall recommendation.

Condition 3 – Protection of historic fabric

The submitted statement and drawings 27680_EX_09–EX_17 give a reasonably thorough zone-by-zone method for protecting the C19 staircase, the utility/kitchen partition and the entrance hall/landing partitions during works, including retention of extant historic framing and SE-approved trimming methods. I am satisfied this condition is capable of discharge, subject to the numbering point raised below being resolved so the correct drawing set is unambiguously tied to this condition on file.

Condition 4 – Historic building recording

The Historic Building Record is a good-quality document and includes the phasing analysis, which usefully revises the list description's characterisation of the property as a Wealden hall-house to an end-jettied hall house — this should be noted for the file as it may be relevant to any future amendment of the list entry. The staircase and partition photographic/drawn record (27680_EX_05, EX_06, EX_08, EX_09) is adequate. Recommend discharge.

Condition 5 – External materials

The brick sample information (Sussex Handmade Brick – Henley Multi/Elizabethan/Hastings Dark blend) and roof tile information (Tudor Roof Tiles, Kent peg tiles) are acceptable and appropriately evidenced against the existing fabric comparison photographs. However, the listing description specifically identifies flint facing to the ground floor of the north extension, and I can find no flint sample, source, or mortar specification anywhere in the submitted Condition 5 report. The window schedule now submitted under Condition 6 notes brick dressings in flint indicative of alteration at WPG05 and WPG06 on the north elevation, which corroborates that flint is present on site but does not itself remedy the gap. I would not recommend discharge of Condition 5 until a flint/mortar sample and specification has been submitted and agreed.

Condition 6 – Window schedule

The Window Schedule (May 2026, Rev A) has now been provided and reviewed against the joinery drawings (27680_J001–J007) and proposed elevations (27680_BR_200, BR_201). However, the schedule does not reconcile with the current joinery drawing revisions: it lists windows WPG02, WPG03, WPG04, WPG05, WPG06, WPG09, WPF04, WPF05, WPF06, WPF07, WPF08, WPF09, WPF10 and WPF12, but does not include WPF01, WPF02, WPF03, WPF11, WPF14, WPG07, WPG08 or WPG12, all of which appear on the joinery drawings and/or proposed elevations. I note the joinery drawings themselves have been revised more than once (27680_J002 Rev B – “amends to window numbers”; 27680_J001 Rev C – “WPG12 added”), which is presumably the source of the discrepancy. I would ask the agent to issue an updated window schedule reconciled with the current window numbering before this condition is discharged. I also note the schedule itself is marked “Not for construction, dimensions to be taken on site,” consistent with my general comment on drawing status below.

Condition 7 – 1:10 joinery details with half full-size sections

Drawings J001–J012 provide 1:10 and 1:2 scale details, which I consider satisfies the “half of full size” requirement of the condition. No objection to discharge, subject to my comment below on the DCPS representation.

Condition 8 – New structural openings

27680_PL_20 and PL_21 adequately show the extent of fabric removal, method of support (trimmers, tripling-up of rafters) and making good of retained fabric. No objection to discharge.

Condition 9 – Internal joinery, partitions and fireplaces

27680_PL_06, PL_07, PL_08, PL_11 and PL_50 are provided and cover the fireplace, internal door and oak framing proposals. I note the staircase joinery drawings 27680_PL_09 and PL_10 appear to be relevant to this condition but were not listed in the application's document schedule and have still not been provided in the further drawings received – please confirm these have been submitted and request they be formally added to the condition 9 submission if not already captured.

Condition 10 – Roof construction and junctions

27680_PL_25 and PL_26 provide an appropriate level of eaves, verge, valley and abutment detail, referencing Lead Sheet Association guidance and vapour-permeable insulation to protect the historic roof structure. No objection to discharge.

Conditions 11, 12 & 13 – Vents/flues/terminals, rainwater goods, and external pipework/meter boxes/service runs

27680_PL_40 (tile vent and rainwater goods) and PL_41 (flue/extract details, north and east elevations) have been submitted. The further proposed elevations now received (27680_BR_200 North & East, BR_201 South & West) show additional mechanical extract terminations and rainwater goods positions but do not substitute for the missing detail drawing. PL_42 (flue/extract details, south and west elevations), which shows further mechanical extract terminations and rainwater goods on those elevations, still does not appear to have been submitted or listed against these conditions and should be requested before discharge, as the conditions cover all elevations and all rainwater goods, not solely north and east.

General observations

A number of the drawings in this submission (27680_PL_20, PL_21, PL_25, PL_26, PL_40, PL_41, PL_42, and the BR_111/BR_200 series) are still marked “DRAFT” and “PLANNING – NOT FOR CONSTRUCTION.” The further drawings now received (27680_BR_200 Rev B and BR_201 Rev B) remain marked DRAFT / NOT FOR CONSTRUCTION / BUILDING CONTROL, so this has not yet been resolved. Given this application seeks to discharge conditions ahead of construction, I would ask the agent to confirm these are the final issue and, if not, to resubmit at construction status before we sign off, as approving draft information could create ambiguity as to what has actually been approved.

I also note an internal drawing numbering clash: 27680_EX_08 and 27680_EX_09 are used for two different drawings across the Condition 3 and Condition 4 submissions. This should be corrected by the agent so the file record is unambiguous.

Third-party representation – Dickens' Country Protection Society (letter dated 3 July 2026)

The Society has objected on the basis that it would prefer the design and size of the windows in the front (south) elevation to remain unchanged.

Having reviewed the Design and Access and Heritage Statement previously submitted with LBC 20251250, and the window/door schedule drawings now submitted under conditions 6 and 7, my assessment is that the proposed replacement joinery follows the existing opening sizes and proportions on the principal elevation reasonably closely, and that the detailing (glazing bar profile, hardwood cills, lead DPCs) is in keeping with the traditional character of the building. I do not consider the Society's objection, as framed, identifies a specific harm to the significance of the listed building that would justify withholding discharge of these conditions, but the case officer may wish to invite the agent to respond directly to the Society's letter for the file, and I would recommend a brief acknowledgement is sent to the Society in any event.

Recommendation

I recommend that conditions 4, 7, 8, 9 (subject to confirmation on PL_09/PL_10) and 10 be discharged. I recommend conditions 3, 6, 11, 12 and 13 be held pending the further information/drawings identified above, and that condition 5 not be discharged until a flint and mortar sample has been provided. In particular, before conditions 6, 9, 11, 12 and 13 can be discharged I would ask the agent to provide: (i) an updated window schedule reconciled with the current joinery drawing revisions (including WPF01, WPF02, WPF03, WPF11, WPF14, WPG07, WPG08 and WPG12); (ii) confirmation of final, construction-issue status for the BR_200/BR_201 proposed elevations and the other draft-marked drawings identified above; (iii) the outstanding staircase joinery drawings PL_09 and PL_10; and (iv) the outstanding flue/extract and rainwater goods details for the south and west elevations (PL_42).

(NB. The agent was informed of the Conservation Officer's comments and submitted supplementary information on 29.07.2026 as above and as follows:

Please see our response to the requests below:

- *Condition 5 - We are yet to receive a flint/mortar sample, please could we request this condition is partially discharged in the meantime?*

- Condition 6 - Please find the revised window schedule attached including the new windows that are proposed (the last schedule only covered the existing and replacement windows). A few other updates have been made to ensure consistency between the window schedule, elevations, and joinery drawings (see condition 7 note).
- Condition 7 - To resolve discrepancies in the window information, the joinery details have also been updated to reflect the window schedule. Please see attached.
- Condition 9 - This seems to be an administrative task on your end, as we did not submit a drawing schedule as far as I am aware. We can confirm we are happy for this to be added.
- Conditions 11, 12 and 13 - Again, the correct drawings appear to be submitted on our end. We can confirm we are happy for the drawings to be listed against the relevant conditions.
- Draft notes - We can confirm that these are final issue drawings, any changes impacting the conditions will of course be resubmitted.
- Numbering clash - EX_09 for condition 3 has now been updated to EX_18 to resolve issues with numbering clashing. I cannot see any issue with EX_08, however, it seems that there is a similar drawing numbered EX_13 but it differs slightly in what it is showing and has a different number, so don't believe this to be a clash.

This resolves the comments raised.)

Officers Analysis

Condition 3 (Method Statement)

Condition 3 states as follows:

No development shall take place until a method statement for the protection of historic fabric during construction works has been submitted to and approved in writing by the Local Planning Authority. The statement shall include: measures to protect retained walls, floors, and features and temporary works and access arrangements. The approved measures shall be implemented throughout the construction period.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The Condition 3 – Protection of Historic Fabric (June 2026) statement including drawings 27680_EX_09 to EX_18 (all Revision A) has been submitted in relation to this condition.

This gives a reasonably thorough zone-by-zone method for protecting the C19 staircase, the utility/kitchen partition and the entrance hall/landing partitions during works, including retention of extant historic framing and SE-approved trimming methods. GBC's Conservation Officer has confirmed the submitted information is acceptable.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 3. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 3.

Condition 4 (Historic Building Recording)

Condition 4 states as follows:

No works of demolition or alteration shall commence until a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority. The recording shall include photographic records and measured drawings where appropriate.

The programme shall include the following works:

- o The 19th-century staircase
- o The timber stud wall subject to alteration, including the reinstatement of the wall and plinth to match the

original

o Any other affected historic fabric.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following details have been submitted for this condition:

Historic Building Record (June 2026)

27680_EX_05_Existing Staircase Recording 1 of 2

27680_EX_06_Existing Staircase Recording 2 of 2

27680_EX_08_Existing Utility Partition Recording 2 of 3

27680_EX_09_Existing Utility Partition Recording 3 of 3

GBC's Conservation Officer is satisfied that the Historic Building Record is a good-quality document. The staircase and partition photographic/drawn record is adequate.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 4. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 4.

Condition 5 (External Materials)

Condition 5 states as follows:

No development shall commence above ground level until details and samples of all external materials have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- o Facing brickwork (including bond, colour, texture, and mortar mix)*
- o Roofing materials (including tiles/slates and ridge details)*
- o Rainwater goods*
- o External joinery finishes*

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development and in the interests of protecting the special architectural and historic character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The Condition 5 – Details of External Materials (June 2026) report has been submitted in relation to this condition.

The brick sample information (Sussex Handmade Brick – Henley Multi/Elizabethan/Hastings Dark blend) and roof tile information (Tudor Roof Tiles, Kent peg tiles) are acceptable and appropriately evidenced against the existing fabric comparison photographs. The Conservation Officer notes that there is no flint sample, source, or mortar specification anywhere in the submitted Condition 5 report. This is important as the listing description specifically identifies flint facing to the ground floor of the north extension. The window schedule submitted under Condition 6 notes brick dressings in flint indicative of alteration at WPG05 and WPG06 on the north elevation, which corroborates that flint is present on site but does not itself remedy the gap.

Therefore, whilst the majority of the materials are acceptable, this condition can only be partially discharged until a flint/mortar sample and specification has been submitted and agreed. The description will be amended on this basis.

It is considered that sufficient detail has been provided to partially discharge the requirements of condition 5. The details accord with Policies CS19 and CS20 of the Gravesham Local Plan 2014, and the reason for condition 5.

Condition 6 (Window Schedule)

Condition 6 states as follows:

No development shall commence on the building's elevations, until a window schedule has been submitted to and approved in writing by the Local Planning Authority, identifying:

- o Windows to be retained, repaired, replaced, or relocated*
- o Justification for each intervention*

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and new development and in the interests of protecting the special architectural and historic character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The Window Schedule July 2026 – Rev. B, and the following drawing nos. have been submitted in relation to this condition:

27680_BR_JC-200_Proposed Elevations
27680_BR_JC-201_Proposed Elevations
27680_EX_03_Existing Elevations
Proposed Reclaimed Door

A revised Window Schedule (July 2026, Rev A) has been submitted further to initial discrepancies in the submitted drawings raised by the Conservation Officer. The revised window schedule includes the new windows that are proposed (the superseded schedule only covered the existing and replacement windows). A few other updates have been made to ensure consistency between the window schedule, elevations, and joinery drawings.

Whilst there is no requirement to consult on this type of application, the Dicken's Country Protection Society has made a representation about the application, stating that it would prefer the design and size of the windows in the front (south) elevation to remain unchanged.

GBC's Conservation Officer has reviewed the Design and Access and Heritage Statement submitted with the original listed building application 20251250, as well as the window/door schedule drawings submitted under conditions 6 and 7, and he considers that the proposed replacement joinery follows the existing opening sizes and proportions on the principal elevation reasonably closely, and that the detailing (glazing bar profile, hardwood cills, lead DPCs) is in keeping with the traditional character of the building. It is not considered that the Society's objection, as framed, identifies a specific harm to the significance of the listed building that would justify withholding the discharge of these conditions.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 6. The details accord with Policies CS19 and CS20 of the Gravesham Local Plan 2014, and the reason for condition 6.

Condition 7 (Detailed Drawings)

Condition 7 states as follows:

Notwithstanding the approved drawings, no new or replacement windows or doors shall be installed until

detailed drawings at a scale of 1:10, with half or full size sections, have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Frame profiles, glazing bar sections, and cills*
- o Method of opening*
- o Materials and finishes*
- o Glazing specification (including slimline double glazing where proposed)*

The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development and in the interests of protecting the special architectural and historic character of the Listed Building, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014.

The following details have been submitted for this condition:

- Drawing no. 27680_BR_JC-200_Proposed Elevations
- Drawing no. 27680_BR_JC-201_Proposed Elevations
- Drawing no. 27680_EX_03_Existing Elevations
- Drawing no. 27680_J001 Rev. D (Proposed Replacement Timber Windows Joinery Details SHEET 1 OF 12)
- Drawing no. 27680_J002 Rev. B (Proposed Replacement Joinery Details (Timber Windows) SHEET 2 OF 12)
- Drawing no. 27680_J003 Rev. A (Proposed Replacement Metal Windows Joinery Details SHEET 3 OF 12)
- Drawing no. 27680_J004 Rev. A (Proposed Replacement Metal Windows Joinery Details SHEET 4 OF 12)
- Drawing no. 27680_J005 Rev. A (Proposed Replacement Joinery Details (Metal Windows) SHEET 5 OF 12)
- Drawing no. 27680_J006 Rev. A (New Timber Windows Joinery Details SHEET 6 OF 12)
- Drawing no. 27680_J007 Rev. A (New Timber Windows Joinery Details SHEET 7 OF 12)
- Drawing no. 27680_J008 Rev. A (New Timber Windows/Doors Joinery Details SHEET 8 OF 12)
- Drawing no. 27680_J009 Rev. A (New Timber Windows/Doors Joinery Details SHEET 9 OF 12)
- Drawing no. 27680_J010 Rev. C (New Timber Windows Joinery (Timber Windows) SHEET 10 OF 12)
- Drawing no. 27680_J011 (New Timber Windows/Doors Joinery (Timber Doors) SHEET 11 OF 12)
- Drawing no. 27680_J012 (New Timber Windows/Doors Joinery (Timber Doors) SHEET 12 OF 12)

GBC's Conservation Officer is satisfied that the submitted drawings provide 1:10 and 1:2 scale details, which satisfies the "half of full size" requirement of the condition.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 7. The details accord with Policies CS19 and CS20 of the Gravesham Local Plan 2014, and the reason for condition 7.

Condition 8 (Method of Support; Fabric Removal and Making Good)

Condition 8 states as follows:

Prior to the formation of any new structural openings, including the connection to the extension hereby consented, details shall be submitted to and approved in writing by the Local Planning Authority showing:

- o Method of support*
- o Extent of fabric removal*
- o Making good of retained fabric.*

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following details have been submitted for this condition:

27680_PL_20 Proposed New Structural Openings

27680_PL_21 Proposed New Structural Openings

GBC's Conservation Officer considers the details adequately show the extent of fabric removal, method of support (trimmers, tripling-up of rafters) and making good of retained fabric.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 8. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 8.

Condition 9 (New Internal Joinery, Partitions and Fireplaces)

Condition 9 states as follows:

Details of all new internal joinery, partitions, and fireplaces shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

The details shall demonstrate:

o Traditional construction methods

o Appropriate materials and detailing.

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following details have been submitted for this condition:

27680_PL_06_Proposed Fireplace Plan

27680_PL_07_Proposed Fireplace Elevation

27680_PL_08_Proposed Fireplace Section DD

27680_PL_09 Rev. B (Proposed Staircase Joinery Plans)

27680_PL_10 Rev. B (Proposed Staircase Joinery Elevation 1 + 2)

27680_PL_11_Proposed Internal Door Joinery

27680_PL_50_Proposed Oak Framing

GBC's Conservation Officer considers the drawings adequately detail the staircase joinery, fireplace, internal door and oak framing proposals.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 9. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 9.

Condition 10 (Details of Roof Construction and Building Junctions)

Condition 10 states as follows:

No roof works shall commence until details of the roof construction and junctions between the existing

building and the extension hereby consented have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Eaves and verge details*
- o Junctions with existing structure*
- o Insulation strategy (to ensure breathability of historic fabric)*

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following details have been submitted for this condition:

27680_PL_25 Proposed Roof Details

27680_PL_26 Proposed Roof Details

GBC's Conservation Officer considers the details provide an appropriate level of eaves, verge, valley and abutment detail, referencing Lead Sheet Association guidance and vapour-permeable insulation to protect the historic roof structure.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 10. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reason for condition 10.

Conditions 11, 12 and 13

Condition 11 (Details of Vents, Flues, etc) states as follows:

Notwithstanding the approved drawings, no external vents, flues, extracts, grilles, or terminals shall be installed until details have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Location and number of vents*
- o Size and external appearance*
- o Materials, colour, and finish*
- o Method of installation (including how historic fabric will be penetrated and made good)*

All vents shall be:

- o Kept to the minimum number necessary*
- o Positioned in inconspicuous locations where possible*
- o Designed to minimise visual impact on the historic fabric and elevations*

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

Condition 12 (Rainwater goods) states as follows:

Prior to their installation, full details of all rainwater goods shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- o Profile, size, and material (e.g. cast iron or cast aluminium)*
- o Finish (e.g. painted black or other traditional colour)*
- o Fixing details and locations*

The rainwater goods shall:

- o Be of a traditional profile and appearance*
- o Be fixed in a manner that avoids damage to historic fabric*
- o Not be altered or replaced without prior written approval*

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

Condition 13 (External Pipework, Meter Boxes, etc) states as follows:

No external pipework, meter boxes, service runs, or plant (including boiler flues, extract ducts, or air source equipment) shall be installed on the exterior of the building unless details have first been submitted to and approved in writing by the Local Planning Authority.

The details shall demonstrate that:

- o Installations are located in visually discreet positions*
- o Routing avoids unnecessary disturbance to historic fabric*
- o External appearance is minimised as far as practicable*

The development shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the special architectural and historic character of the Listed Building and in line with Policy CS20 of the Gravesham Local Plan Core Strategy 2014 and Saved Policy TC2 of the Gravesham Local Plan First Review 1994.

The following details have been submitted for conditions 11-13:

Drawing no. 27680_PL_40 Proposed Tile Vent RWG Details
Drawing no. 27680_PL_41 Proposed Flue Extract Details
Drawing no. 27680_PL_42 Rev. A (Proposed Flue and Extract Details)
Drawing no. 27680_BR_200 Rev. B (Proposed Elevations North & East)
Drawing no. 27680_BR_201 Rev. B (Proposed Elevations South & West)
Under Tile Vent System

GBC's Conservation Officer does not raise any concerns about these details.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge conditions 11-13. The details accord with Policy CS20 of the Gravesham Local Plan 2014, and the reasons for conditions 11-13.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to listed building consent 20251250 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. It is considered that conditions 3, 4, 5, 6, 7, 9, 11, 12 and 13 can be discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	29th July 2026	Dated:	30th July 2026