

HERITAGE STATEMENT

Cobhambury Barn, Cobhambury Road, Cobham

Gravesham Borough Council

HERITAGE STATEMENT

Erection of an extension to existing lawful dwelling together with a new self-contained link attached dwelling.

Cobhambury Barn, Cobhambury Road, Cobham DA12 3BT

Mr & Mrs Montila

May 2022

YOUR REF:

OUR REF: M21/1107.02-RPT

TETLOW KING PLANNING
FIRST FLOOR, 32 HIGH STREET, WEST MALLING, KENT ME19 6QR
Tel: 01732 870988 Email: info@tetlow-king.co.uk

www.tetlow-king.co.uk

Contents

Section 1	Introduction	1
Section 2	Planning History	2
Section 3	Planning Policy & Guidance	4
Section 4	Development Proposals	5
Section 5	Significance of the Asset	6
Section 6	Assessment of the Proposals	9

Introduction

Section 1

- 1.1 This Heritage Statement is prepared by **Tetlow King Planning** on behalf of **Mr & Mrs Montila** in connection with an application for the erection of an extension to an existing lawful dwelling and the rection of a new self-contained dwelling at Cobhambury Barn, Cobhambury Road, Cobham.
- 1.2 National and local planning policy requires that applicants and Local Planning Authorities consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets.

Planning History

Section 2

Planning History

- 2.1 Cobhambury Barn is located on the east side of Cobhambury Road. Cobhambury Barn is accessed via along drive which also serves Cobhambury Farmhouse. There is also a further access to the south which serves the commercial storage area located to the east.
- 2.2 Cobhambury Barn is a historic farm cluster adjacent to the settlement boundary of the village of Cobham, approx. 5 miles south of Gravesend. The farm lies within the Conservation Area although the proposed site for development falls outside the Conservation Area boundary.
- 2.3 An assessment of the planning history available on the Council's website has been undertaken. The website shows the sites planning history, some older applications are likely to be less relevant given the changes in planning policy over time but could still be a material consideration. The most relevant are set out in the table below.

Reference	Description	Decision
20220511	Erection of an extension to existing lawful dwelling together with a new self-contained link-attached dwelling.	Invalid – requiring heritage statement
20180257	Application for a Lawful Development Certificate in respect of the continued use of part of the outbuilding as a three-bedroom residential dwelling and retention of the extension to the western elevation to the outbuilding.	Certificate Granted
20180268	Application for a Lawful Development Certificate in respect of the retention of the swimming pool.	Certificate Granted
20180269	Application for a Lawful Development Certificate in respect of the retention of a single storey side extension.	Application Withdrawn
20180270	Application for a Lawful Development Certificate in respect of the continued use of land east of the outbuilding as B8 (storage and distribution).	Certificate Granted
20180578	Retention of the single storey side extension to the main dwellinghouse and infill extension to the existing outbuilding.	Application Permitted
19970562	**Amended Application/Revised Description** Partial demolition of barn and its conversion and part rebuilding into a six-bedroom dwelling; conversion	Application Permitted

	and part rebuilding of outbuildings to form garaging, gymnasium/sauna room, games room, store and 3 no. stables, involving demolition of 'Atcost' barn building; laying out of associated manoeuvring area and retention of portacabins during construction works.	
19970519	**Amended Application/Revised Description** Conversion and part rebuilding of barn into a six-bedroom dwelling; conversion and part rebuilding of outbuildings to form garaging, gymnasium/sauna room, games room, store and 3 no. stables, involving demolition of 'Atcost' barn building; laying out of associated manoeuvring area and retention of portacabins during construction works.	Application Refused
19750436	Removal of agricultural restriction.	Application Refused

Planning Policy Guidance

Section 3

- 3.1 The local and national planning policy guidance relevant to the historic environment are set out below and considered in more detail in section 5 of this statement.

Gravesham Local Plan Core Strategy (2014)

- 3.2 Policy CS20 Heritage and the Historic Environment

Gravesham Local Plan First Review (1994)

- 3.3 Policy TC3 – Development Affecting Conservation Areas

National Planning Policy Framework (2021)

- 3.4 Section 16 – Conserving and enhancing the historic environment

Other Material Considerations

- 3.5 Cobham Rural Conservation Area Appraisal Supplementary Planning Document (2017)

Development Proposals

Section 4

4.1 The proposal seeks an extension to the existing lawful dwelling which would provide additional accommodation for the dwelling. A glazed link sits between the new modern barn and the existing building to distinguish the old from the new.

4.14.2 In addition to the above, permission is also sought for a self-contained link attached dwelling.

4.24.3 The vision for the new dwelling is a high quality two storey (consisting of ground floor and lower ground floor levels) contemporary design building that will provide additional accommodation to meet the medical and social needs of the family for the long term.

Significance of the Asset

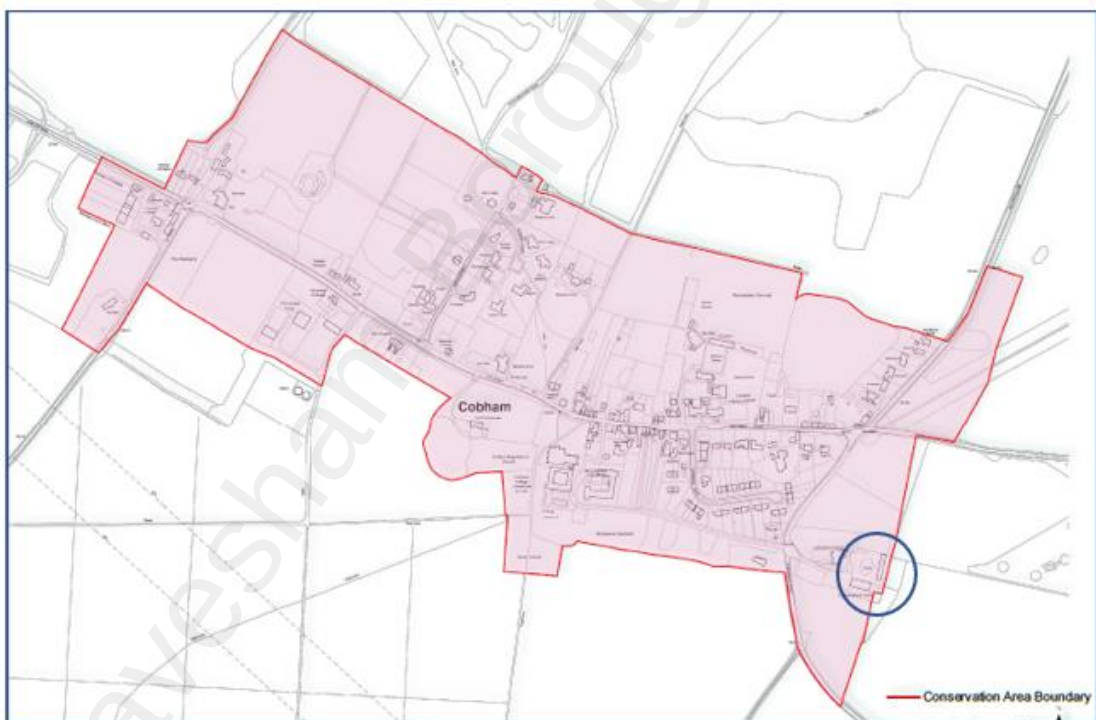
Section 5

- 5.1 This Section considers the significance of the designated and non-designated heritage assets which would be affected by the proposals, in accordance with the NPPF.

Designated Assets

Cobham Conservation Area

- 5.2 The application site falls within the Conservation Area albeit that the proposed development would be located outside the Cobham Conservation Area as shown on the plan extract below, save for the glazed link between the existing barn and the proposed extension to it.



- 5.3 The Conservation Area appraisal states that *“Its special interest lies firstly in the three distinct zones of landscape/townscape at its heart. These are: the high, open, eastern part of The Street with the War Memorial and its group of historic houses to the east, and its ‘pinch point’ hemmed in by historic back-of-footway development to the west; the hill top area at the village centre, given over to the medieval church, college, Stone House and the graveyard; and a lower western zone along The Street and Battle Street*

with sporadic historic development among small fields and open spaces, all embowered in trees”.

- 5.4 The appraisal identifies a number of additional important areas of interest within the Conservation Area boundary. These are defined as ‘external’ landscape zones. They are a series of distinctly different undeveloped spaces, recreational, agricultural or wooded, surrounding the village’s central parts and contributing to local character. Overall, the effect of these outer zones is to almost completely conceal the historic core of the village from outside view. Historic ‘markers’ at each end of the village are the Owletts and Cobhambury building complexes, both originally developed around historic farmsteads.
- 5.5 The Conservation Area appraisal states that *“South-east and immediately south, an open arable field-scape developed on the Chalk and the Hastings Beds falls away from the village towards the line of the railway, enclosed beyond this by distant views of higher chalk- and wood-lands. Seen from these fields to the south, the elevated historic village core, from the Park entrance westward to the church and a little beyond, is almost completely hidden from external view. It is sheltered and concealed by continuous mature tree and shrub growth behind and within which a series of tree-embowered allotments follow the south side of a ‘back lane.’ The few village buildings seen from this direction are a modern house at the east end of the woods, Cobhambury barn east beyond this and the church tower to the west. From passing trains on the railway line in the valley below, the top of the church tower standing out above the tree line is the only hint of the settlement”.*
- 5.6 The application site therefore forms part of the Cobhambury farmstead and is significant in that regard.

Kent HER details

- 5.7 In terms of heritage assets, Historic England mapping identifies eight listed buildings, within the area, together with a scheduled Monument and historic Park and Garden as listed below.

Heritage Asset Type	Address	Designation
Scheduled Monument	World War II Heavy Anti-aircraft gun site	
Historic Park & Garden	Cobham Hall	Grade II*
Listed Building	Cobhambury House	Grade II
Listed Building	Cobham War Memorial	Grade II
Listed Building	Dovecote at Lodge Farm	Grade II

Listed Building	The Dairy, Cobham Hall	Grade II*
Listed Building	Rose Cottage	Grade II
Listed Building	Forge Cottages	Grade II
Listed Building	Mill Farmhouse	Grade II
Listed Building	The Ship Inn	Grade II

- 5.8 Of those listed above, Cobhambury House would be relevant due to its proximity to the application site.
- 5.9 Cobhambury House is a Grade II listed building. The listing states “C17. *Originally timber-framed with central brick stack, now brick encased and rendered. Casement windows. West front brick faced dated 1817. Three sash windows with glazing bars. Bath stone central porch with pediment added mid C19. Single-storey addition to south (C20)*”.
- 5.10 Consideration in terms of any harm arising from the development to Cobhambury House will need to be considered in addition to the Conservation Area and both of these are considered in Section 6.

Assessment of Proposals

Section 6

- 6.1 The relevant considerations are the effect of the proposals on the appearance of the Conservation Area and Cobhambury House, a Grade II listed building.
- 6.2 In order to make a correct assessment of any harm arising from the development it is first important to note the existing lawful use of the site. As set out in the Planning Statement, a lawful development certificate (LDC) for an existing use was granted in 2018 (Ref 20180270).
- 6.3 The terms of the LDC confirm that the site benefits from a lawful use for B8 storage and distribution with no limits on the amount of storage or the height of the storage containers on the site. Therefore, this represents a material consideration and a starting point when considering any harm to heritage assets.
- 6.4 The dwelling and the extensions have been designed with the fallback in mind. The height of the proposed dwelling would range from approximately 4 metres to 5.6 metres at its maximum and as such would improve openness and the visual appearance of the site when compared with the LDC.
- 6.5 Turning first to the Conservation Area, the Cobham Conservation Area appraisal notes that *“Halfpence Lane becomes Cobhambury Road south beyond the crossroads, curving downhill between high and mature hedges and groups of trees. Beyond these it emerges as a sunken lane running on down into the open arable landscape south of the village, with the outlying farmstead of Cobhambury immediately on the left. Separated from the main village, this historic building group looks south over the valley, backed by mature trees”*.
- 6.6 Gravesham Local Plan Core Strategy policy CS20 relates to Heritage and the Historic Environment, it states that *“Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough’s heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough”*.
- 6.7 The preamble to Policy CS20 notes that when considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset’s

conservation value will be commensurate with the importance and significance of the asset.

- 6.8 As stated previously, the main built development proposed does not fall within the Conservation Area boundary. It has also been specifically designed to replicate the appearance of a traditional farm courtyard. A glazed link sits between the new modern barn and the existing building to distinguish the old from the new, and this is the only element of the proposal within the limits of the conservation area.
- 6.9 Moreover, the impact on the Conservation Area would be a vast improvement visually from that which exist from the LDC.
- 6.10 In this case, the proposal will preserve and enhance the Conservation Area. The proposal is sited on previously developed land and would not harm or interrupt any important views in or out of the Conservation Area.
- 6.11 In terms of the Listed Building, Cobhambury House as stated previously, is partly brick-built but has timber framed rear extensions indicating that the farmstead site is of some age.
- 6.12 Its prominent 19th century timber barn, now converted to a house, probably stands on the site of an earlier barn. Its two-roundel oast house, which was also prominent, has disappeared. In 1869 (OS 1st series) the barn formed the south side of a large yard enclosed to east and north by other agricultural buildings, those on the north side have disappeared within the last 50 years. The farm house looked over the yard's north-west corner and what was probably a small free-standing granary stood between it and the barn.
- 6.13 Later on, the yard was subdivided by what would have been a cattle hovel, now also disappeared. A pond now occupies the farmyard space where formerly the subdividing cattle hovel stood.
- 6.14 The dwelling lies approximately 60 metres to the east of the proposed development with its frontage facing west, therefore resulting in the rear elevation facing towards Cobhambury Farm.
- 6.15 The extension to the dwelling and the proposed link attached self-contained dwelling would be to the east of the existing lawful dwelling and therefore views of the proposed development would not be readily visible from Cobhambury House. This is further demonstrated through the scale of the proposed development being to the same height or lower than the ridge of the existing dwelling.

- 6.16 It is therefore concluded that the proposed development will not result in any detrimental harm to the designated heritage assets and therefore accords with the requirements of the development plan and the Framework.
- 6.17 The application falls to be considered against the requirements of paragraph 202 of the Framework in regards to a less than substantial harm to the significance of a heritage asset, within which the proposal falls at the lowest scale of this.
- 6.18 In this case the fall back lawful use of the site, would outweigh this perceived harm such that there are no justified reasons on heritage grounds to oppose the proposals.