



Delegated Report

Planning Application

Planning Application No: 20231215

Location: 2 Abbey Farm Cottages Church Street Higham Rochester

Description: Application for the approval of condition 3 and 4 attached to planning permission 20230219 relating to details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) and a watching brief during construction in case any historic and medieval fabric is encountered during the demolition required to create the opening.

Applicant: Mr David Smith

Submitted Documents/Plans

Application Form
Archaeological Watching Brief
Materials and Finishes document
Email and images provided with additional information on Materials

Relevant Planning History

Reference	Description	Decision	Decision Date
20231223	Application for non-material amendment to planning permission reference number 20230219 relating to alteration of mansard roof on rear elevation, substitution of clerestory windows for Velux style roof lights built into the vaulted ceiling and alignment of the rearward projection of the North wall.	Permitted	20/12/23
20230219	Erection of a single storey rear extension and front porch.	Permitted	27/04/23

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)
- Church Street, Higham Conservation Area Appraisal

Consultations, Publicity and Representations

Consultees

Conservation Officer:

No comments received.

KCC Heritage:

I would be happy for the submitted document (WSI - Brook Archaeology Ref. BAL23-062) to be formally approved and for the archaeological watching brief to go ahead on this basis.

Officer's Analysis

Condition 3

Condition 3 relates to details and samples of all materials and finishes and is as follows:

3. Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason: Reason: To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

The Materials document supplied with this scheme details all external materials proposed. These are summarised as follows:

- External façade – Brickwork, exposed oak frame, green oak weatherboarding, sprockets and verges.
- External Joinery (Windows, Screens and Doors) – Oak frames double glazed.
- Roof finishes – Natural slate tiles to pitched and mansard roof area, Sika Sarnafil to flat roof area plus velux rooflights
- Rainwater Goods – Floplast cast iron effect guttering
- Entrance Porch – Oak Frame with natural slate roof tile and floplast cast-iron effect guttering
- W.C Window – Grey UPVC Framed opaque double glazed.

Further information on the roof tiles and weatherboarding were provided upon request. The applicant confirmed that the weatherboarding will be natural in colour, unstained and unpainted to ensure a natural weather over time. The roof tiles would be dark grey slate, similar in colour the existing roof. Although the slate would not match the concrete roof tiles on the main dwellinghouse, it would ultimately be reflective of the weatherboard and slate-built form of the detached outbuilding on neighbouring property Abbey Farm, The applicant has provided the below images as reference:



Outbuilding at Abbey Farm



Rear elevation of subject dwellinghouse

Whilst the proposed materials would not entirely reflect the existing dwellinghouse; i.e slate tiles instead of concrete, weatherboarding instead of brick and timber windows instead of upvc, it would be cohesive in light of its surrounding character. The area is rural in character, with changes over time having reflected a more modern urban, residential design. For example, this dwellinghouse has upvc windows but timber windows are generally considered to be more appropriate in the rural area. The permission allowed upvc framed openings, and the use of mostly timber windows albeit double glazed (With exception of the opaque, UPVC WC window), as proposed here would be more appropriate to the traditional character. The slate roof tiles would not reflect the traditional concrete roof tile in a rural area. However, they are present in the area and would be reflective in colour to the main dwellinghouse. In some instances, clear distinctions between the older and newer parts of a building better defines its heritage visually and this is the case in this instance. The newer small extension which would use different materials, such as a naturally weathered timber cladding and timber openings, with modern slate roof tiles, would provide a balanced contrast from the original features and appearance of the dwellinghouse whilst maintaining a largely rural character, akin to the surrounding buildings in the area.

Condition 3 can be discharged.

Condition 4

Condition 4 relates to provision of a watching brief and states the following:

4. The applicant shall undertake a watching brief during construction in case any historic and medieval fabric is encountered during the demolition required to create the opening. If during development any historic or medieval fabric is found, the Local Planning Authority (LPA) should be informed as soon as

practical and the work shall not continue until written agreement is provided by the LPA.

Reason: To protect the architectural and historic character of the area and to ensure that features of archaeological interest are properly examined and recorded in accordance with Policy CS20 of the Local Plan Core Strategy 2014 and Paragraph 203 of the National Planning Policy Framework (2021).

As part of the submission an Archaeological Watching Brief has been submitted, containing details of the background of the area, fieldwork methods, recording, survey, finds, reporting, active, storage and curation. The KCC Heritage Team have reviewed the information and advised that the details should be approved.

Condition 4 can be discharged.

Conclusion & Recommendation

The proposed details supplied are considered to appropriately address the requirements of condition 3 and 4 of planning permission 20230219, on the proviso that the development is undertaken in accordance with the submitted details. The recommendation is therefore to discharge these conditions.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	10th January 2024	Dated:	11 January 2024