

Delegated Report

Planning Application

Planning Application No: 20250221

Location: Cheneys Farm Barns, Thong Lane, Shorne, Gravesend

Description: Application for variation of condition 2 and 7 attached to planning permission reference number 20240700 for Demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.; to allow changes to external cladding material and reduction of roof pitch.

Applicant: Mr M Brown

Submitted Documents/Plans

Application form
Covering letter
External cladding details
Drawing no. 23/422/03 rev B (proposed elevations)

Relevant Planning History

20240700 Demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.

Approved 08.11.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS07 – Economy, Employment and Skills
- CS10 – Physical and Social Infrastructure
- CS11 – Transport
- 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
- T1 – Impact of Development on the Highway Network
- TC2 – Policy for Listed Buildings

- TC3 – Development Affecting Conservation Areas

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 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Biodiversity

We have reviewed the ecological information submitted in support of these two applications and advise that no further information is requested from the applicant prior to determination of the planning application.

FULL COMMENTS

We have considered the ecological information submitted in support of both applications 20250197 (BGP) and 20250221 (condition variation). This response considers them in combination.

We have no specific comments to make on application 20250221 (variation of conditions 2 and 7 of 20240700) as the proposed variations (changes to external cladding material and reduction of roof pitch) will have no effect on the ecology of the site, or the ability of the applicant to discharge their responsibilities under conditions 3 (HMMP), 4 (CEMP) or 6 (precautionary mitigation for protected species). We understand that the change in roof pitch is required to accommodate the proposed green roof.

Regarding application 20250197, the submitted Biodiversity Gain Plan (Synergy, March 2025) is suitable to discharge the general condition of biodiversity gain under Schedule 7A, Section 13(1) of the Town and Country Planning Act 1990 which is that the development may not be begun unless—

- (a) a biodiversity gain plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

As stated in our comments on 20250048, we advise Gravesham Borough Council to secure a monitoring fee¹ as they are the organisation receiving and responsible for reviewing monitoring reports. Reviews of

these monitoring reports will otherwise be done at GBC's own cost for 30 years.

Shorne Parish Council

1) Green Roof and increased eaves height:

The proposal is stated as being to reduce the roof pitch in order to accommodate a green roof. The effect of this change would be to increase the height of the eaves and therefore the bulk of the building as viewed from the road and the immediately adjacent public footpath. We consider this to be a material change to the plans.

An alternative strategy to achieve the same outcome of reduction in roof pitch would be to reduce the ridge height while leaving the eaves height the same.

A green roof was not a requirement by the Planning Authority but was proposed by the applicant when submitting revised plans just prior to planning permission being approved. It could be better to omit this aspect and to seek other ways to provide biodiversity net gain.

2) Change of type of exterior cladding:

Regarding the change of exterior cladding, the Parish Council has no objection provided that the external appearance will be unchanged from as previously approved, that being a natural/heritage appearance as compatible with the Conservation Area location. Synthetic material will not look the same and will not weather in the same way, so is not a good substitute in this location.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to nine neighbouring properties. The overall consultation period expired on 11.04.2025 and no representations have been received.

Officer's Analysis

Proposal

This application seeks a variation of conditions 2 and 7 attached to planning permission reference number 20240700 for the demolition of the southern barn and erection of a new steel frame barn with mezzanine floor used for an office space, pedestrian access doors to the east and vehicle access doors to the west. Landscaping to include hedges and tree to the front of the buildings with alterations to parking and hardstanding.; to allow changes to external cladding material and reduction of roof pitch.

The approved plans are shown below:



The amended plans are shown below:



The changes involve the cladding of the building in black fibre cement cladding rather than black stained timber weatherboarding. The other alteration is the reduction of the roof pitch in order to accommodate the green roof.

Condition 2 states:

The development hereby permitted shall be carried out in accordance with the following approved plans:

*Planning application form;
Cover Letter;
Preliminary Ecological Appraisal by KB Ecology;
Transport Statement by Nick Culhane;
Biodiversity Gain Statement by Biodiversity Net Gain for Kent and Medway October 2024;
Small Sites BNG Metric;
HSE Information Sheet (Removing asbestos cement sheets, gutters etc and dismantling a small AC structure);
Planning, Design and Access Statement;
Drawing no. 23/422/03 rev A (proposed elevations);
Drawing no. 23/422/07 (proposed roof plan);
Drawing no. 23/422/06 (proposed first floor plan);
Drawing no. 23/422/05 (proposed elevations);
Drawing no. 23/422/04 (proposed block plan);
Drawing no. 23/422/02 (existing plans); and
Drawing no. 23/422/01 (existing elevations).*

Reason: For the avoidance of any doubt and in the interest of proper planning.

This application seeks to substitute Drawing no. 23/422/03 rev A for Drawing no. 23/422/03 rev B as shown above.

Condition 7 states:

All materials used externally shall match those listed in the submitted planning application form and shown on drawing number 23/422/03 rev A.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

The original application showed the external cladding to be black weatherboard and the planning application form stated timber weatherboarding to be stained black.

Principle of Development

The principle of development, its location within the Metropolitan Green Belt, Thong Conservation Area and Higham Arable Farmlands Landscape Character Area has already been established as acceptable within the original application (20240700) and it is not intended to repeat this section as no changes are made to the principle. The principle of development in relation to economy, employment and skills also remains acceptable as the proposed amendments do not relate to use.

Design, Character and Appearance

The site is within the Thong Conservation Area and Higham Arable Farmlands Landscape Character Area.

Conservation Area

Although Thong is referred to in the Conservation Area Appraisal as a village, it is not a village for the purposes of the exception policies in the NPPF or identified as a rural settlement in the Gravesham Core Strategy 2014.

The Thong Conservation Area Appraisal mentions the buildings in question and states that they have little in common visually with their agricultural predecessors and are of little architectural interest. The appraisal lists the buildings as a negative feature being the 'modern roadside open yard space and pair of prefabricated agricultural buildings at the south' of the northern half of the village.

The approved proposals involve the rebuilding of the southern barn, limited infilling to join the two barns together and the recladding of the buildings. There will also be large glass panels and some new rooflights. The originally proposed black timber cladding is typical of the area and can be seen at the adjacent property. The proposed cement fibre cladding will have a similar appearance to this and no objection is raised to this as an alternative and, overall, will improve the appearance of the site.

The change in roof slope in order to accommodate the green roof, likewise, will have no detrimental impact to the building and surrounding area in terms of appearance.

The proposed alterations therefore accord with Policies CS02, CS19 and CS20 of the Core Strategy and chapter 16 of the NPPF.

Higham Arable Farmlands Landscape Character Assessment

The key characteristics of the landscape are very undulating topography, open arable farmland and views to the marshes and River Thames. The condition of the landscape is poor and the sensitivity is moderate. The guidelines are to restore and create. The changes to the proposals for the barn do not alter the attempt to restore field boundary hedgerows and increase ecology on the site and therefore accord with policy CS12 of the Gravesham Core Strategy 2014 and Section 15 of the NPPF.

Amenity

The alternative cladding will have no detrimental impact on the amenity of neighbouring properties. The change in roof slope, due to the distance the building is away from neighbouring properties, will also have no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight.

The proposed development, subject to relevant conditions, accords with policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Ecology and Biodiversity

The proposed alterations will have no detrimental impact on the biodiversity of the site. The original condition relating to biodiversity has been discharged and therefore shall be re-worded to ensure monitoring is still undertaken. The standard BNG condition has also been discharged and the variation of conditions 2 and 7 does not impact on this.

Parking and Highways

The changes to the roof slope and the cladding will have no impact on the parking or highway safety of the site and therefore no concerns are raised.

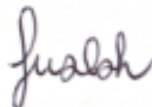
Conclusion

The proposed changes will have no detrimental impact to the character and appearance of the surrounding area and landscape, amenities, parking or highway safety and therefore are recommended for approval.

Recommendation:

Permission

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

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14 April 2025	Dated:	15 April 2025