



Delegated Report

Application No: 20221101

Location: Bower Cottage Sole Street Cobham Gravesend Kent DA12 3AX

Description: Application for approval of conditions 6, 9, 11 and 13 attached to Listed Building Consent reference number 20220156 relating to details and samples for: (6) specifications of the new leadwork, and roof tiles; (9) details of the treatment of verges and eaves, (11) siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion and (13) a comprehensive and up to date structural report including working drawings.

Applicant: Mr and Mrs Saunders

Submitted Documents/Plans

Application form;
Covering letter (Proposed Basement Structures);
Drawing no. BCC/21/C01 (ventilation details);
Drawing no. BCC/21/C02 (lead valley, ridge and eaves details); and
Drawing no. S2059-1600-003 rev 0 (proposed basement floor plan).

Relevant Planning History

20220156 Application for Listed Building Consent for the erection of a single storey side extension to the South West elevation, two storey side extension to the North East elevation, together with internal and external alterations including conversion of the basement into habitable room, structural reinforcement of the unretained clay faced wall within basement, removal and replacement of windows, replacement of modern brickwork with matching bricks in lime mortar, repointing of the brickwork in lime mortar, and changing the use of shower room to utility room.

Approved 24 May 2022

Consultations, Publicity and Representations

GBC Conservation Officer

Having reviewed the submissions, which clearly cover the relevant conditions in sufficient detail, I can confirm an acceptable approach has been adopted to the proposals. There are no adverse comments.

Analysis

This application seeks to discharge conditions 6, 9, 11 and 13 of 20220156.

Condition 6

Prior to the new roofs hereby approved being installed, samples or detailed specifications of the new leadwork, and roof tiles, which shall be natural clay plain clay tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.

The applicant has provided drawing nos. BCC/21/C01 and C02 in support of discharging this condition. The drawings show the leadwork and roof tiles together with cross sections through the lead valley. The details are considered acceptable and this condition can be discharged.

Condition 9

Prior to the construction of any verges or eaves, details of the treatment of verges and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed verges and eaves details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.

The applicant has provided drawing nos. BCC/21/C01 and C02 in support of discharging this condition. The drawings show typical eaves, ridge and verge details together with cross sections through the lead valley. The information submitted is acceptable and this condition can be discharged.

Condition 11

Prior to their installation, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.

The applicant has submitted drawing nos. BCC/21/C01 and C02 in support of discharging this condition. Drawing C01 shows the location of the roof vent tiles and cast iron grills for basement ventilation. It also shows the details of the roof vent tile. The details submitted are acceptable and this condition can be discharged.

Condition 13

No structural works shall be undertaken until a comprehensive and up to date structural report including working drawings has been submitted to and agreed in writing by the Local Planning Authority. All structural works hereby agreed shall be carried out only in accordance with the

specification of works and method statement contained in the approved structural report.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with policy CS20 of the Core Strategy 2014 and saved policy TC2 of the Gravesham Local Plan 1994.

The applicant has submitted a letter and drawing no. S2059-1600-003 rev 0 detailing the proposed basement structures. The documents contain details of stabilising and underpinning works and are acceptable. This condition can be discharged.

Recommendation:

Discharge conditions 6, 9, 11 and 13

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 9 November 2022	Dated: 11 November 2022