

Shorne Parish Council

————— Borough of Gravesham —————

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31st March 2025

Application ref 20250221

Cheneys Farm Barns Thong Lane Shorne Gravesend Kent

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.

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.