

Heritage Statement

The Coach House West Down Farm Shipley Hills Road Meopham Gravesend, Kent, DA13 0JP



Introduction

This statement has been prepared to support a householder planning application seeking permission for a single storey side extension to the application property.

A Heritage Statement has been requested as a validation requirement based upon a stated potential to impact the nearby listed building West Down Farmhouse and its setting.

Application Property and Surroundings

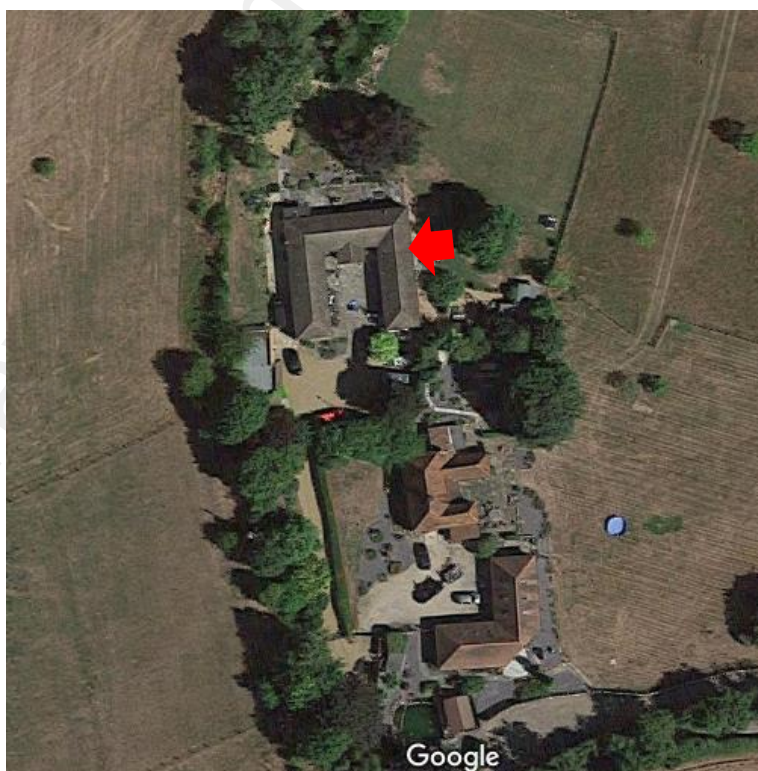
The application property itself is not listed nor is it located within a Conservation Area.

West Down Farmhouse the neighbouring property is Grade II Listed. The latest available listing description states:

C16 timber-framed "Hall" house. Much restored and modernised. Ground floor brick faced, first floor weatherboarded and tarred. Tile roof hipped at north end. Casement windows. First floor entrance door. Internally ingle fireplace, beams and parts of original framing and roof timbers.

Listing NGR: TQ6262966040

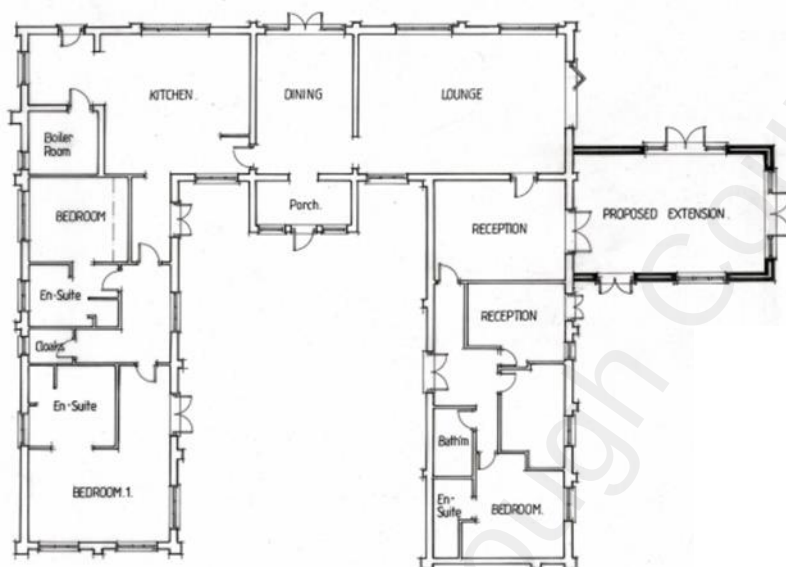
West Down Farmhouse is located to the south of the application property. The relationship between the two properties is shown by the image below. The position of the proposed side extension is indicated.



Both properties lie beyond any defined village settlement within an area designated as Green Belt. They form part of a small group of wider dispersed development.

Application Details

The current proposals involve the erection of a single storey side extension to the east side of the application property. The extension would measure 5m wide by 7.4 m deep.



PROPOSED FLOOR PLAN.



PROPOSED EAST ELEVATION.

Planning Considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

The National Planning Policy Framework also states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Policy CS 20 of the Council's Core Strategy (2014) states:

The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place.

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.

Saved Policy TC2 (Gravesham Local Plan First Review (November 1994)) regarding Listed Buildings states:

In the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The extension proposed is minor in nature and will not result in a disproportionate addition to the host property.

The boundary between the two properties is well screened and vegetated as shown by the photographs below.





At their closest point the application property is approximately 18m from the listed building. The proposed extension would be sited approximately 15m from the shared properties boundary and approximately 30m from the northern most part of the listed building.

Given the siting and nature of the proposed extension there will be no direct impact on the listed building itself. In addition the juxtaposition of the two properties, the position and size of the extension, as well as the boundary screening are such that there will be no impact on the setting of the listed building.

Overall, it is considered that the proposals will not result in any harmful impact on the adjacent listed building either directly or indirectly, or on its setting.

Conclusions

On the basis that there is no identifiable harm the application should be approved.

KH Town Planning
January 2023