

Delegated Report

Listed Building Consent Application

Planning Application No: 20260282

Location: National Trust Manor House And Grounds Owletts The Street

Description: Application for Listed Building Consent: Repair and limited replacement to the historic garden outbuildings,, including the Loggia, Potting Shed, Greenhouse and a minor gutter outlet alteration at the Main House roof level.

Applicant: National Trust

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 001 Rev. P2 – Site Location Plan;
- Drawing no. 002 Rev. P1 – Existing and Proposed Block Plan;
- Drawing no. 003 Rev. P1 – Existing Site Plan (with Ground Floor);
- Drawing no. 010 Rev. P2 – Loggia – Existing Ground Floor & Roof Plan;
- Drawing no. 011 Rev. P1 – Loggia – Existing Elevations;
- Drawing no. 012 Rev. P1 – Loggia – Existing Elevations;
- Drawing no. 020 Rev. P2 – Potting Shed – Existing Ground Floor & Roof Plan;
- Drawing no. 021 Rev. P1 – Existing Elevations Potting Shed;
- Drawing no. 030 Rev. P2 – Greenhouse – Existing Ground Floor & Roof Plan;
- Drawing no. 031 Rev. P1 – Green house – Existing Elevations;
- Drawing no. 040 Rev. P1 – Owletts Main House – Existing Drawings – Guttering Outlet Defect;
- Drawing no. 103 Rev. P1 – Proposed Site Plan (with Ground Floor);
- Drawing no. 110 Rev. P2 – Loggia – Proposed Ground Floor & Roof Plan;
- Drawing no. 111 Rev. P1 – Loggia – Proposed Elevations;
- Drawing no. 112 Rev. P1 – Loggia – Proposed Elevations;
- Drawing no. 120 Rev. P2 – Potting Shed – Proposed Ground Floor, Roof Plan & Details;

- Drawing no. 121 Rev. P1 – Proposed Elevations Potting Shed;
- Drawing no. 130 Rev. P1 – Greenhouse – Proposed Ground Floor & Roof Plan;
- Drawing no. 131 Rev. P1 – Greenhouse – Proposed Elevations;
- Drawing no. 140 Rev. P1 – Owletts Main House – Proposed Drawings – Guttering Outlet Alteration;
- Structural Engineers Drawings Combined;
- Heritage Statement; and
- Structural Appraisal of Garden Structures.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230940	Application for Listed Building Consent for necessary repairs to the structure and integrity of the property, including repairs to Store 3 within the basement, repairs to the ground floor library, dining room and front porch and replacement of drainage hopper on rear elevation.	Refused	28.12.2023
20230657	Application for Listed Building Consent to repair of existing timber casement window on front elevation, repair of existing chimney by replacement flaunching with integrated lead tray, lead valley repairs between roof slopes and installation of new extractor fan in rear wall to serve bathroom.	Permitted	06.09.2023
20110507	Application for Listed Building Consent for removal of the existing internal blockwork partitions and replacement with timber studwork.	Permitted	09.08.2011
20100946	Application for Listed Building Consent for alterations to two windows on north and east elevations on the out-rigger, alterations to internal layout on ground, first and second floors; reinstatement of library and secondary stair on ground floor; replacement of heating, hot and cold water, plumbing, electrical and alarm installations; renewal of kitchen and bathroom fittings; structural repairs to basement; specialist conservator repairs to main staircase ceiling and internal and external repairs to building fabric.	Permitted	20.12.2010
19870978	Application for Listed Building Consent for internal alterations at basement ground and first floor levels and installation of an external door on the south east elevation	Permitted	08.01.1988
19860983	Application for Listed Building Consent for internal alterations and installation of a new window in the eastern elevation.	Permitted	18.02.1987

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles
- CS20 – Heritage and Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – 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.

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Cobham Village Conservation Area Character Appraisal (2016)
- Rural Conservation Areas Management Plan (2016)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only

conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

GBC Conservation Officer

Having reviewed the proposals I can advise they are acceptable and in line with local and national planning policy. The only detail on repointing refers to compatible lime based mortar and it would be advisable to condition the mortar specification and pointing finish. Other than this minor detail there are no further comments.

I just noted that the pointing finish and mortar analysis is referred to in the Heritage Statement and so can be accepted and no condition required.

No response from:

- Historic England
- National Amenity Societies

Publicity

The application was advised by way of site and press notices – overall consultation expiry date was 07.07.2026 - no responses received.

Officer's Analysis

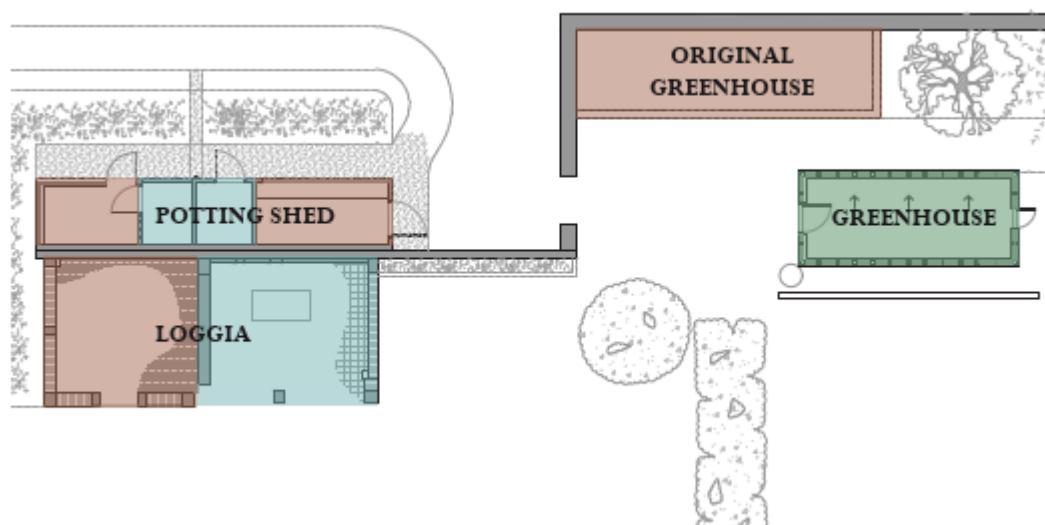
Owletts is a Grade II* listed building which is also situated in the Cobham Conservation Area. This application relates to the repair of the historic garden outbuildings to the east of the main listed building located within the wall garden – the Loggia, Potting Shed and greenhouse structures. An alteration to a rainwater outlet at parapet level on the main house is also proposed.

The principle issue is whether the proposal would preserve the special architectural or historic interest of these curtilage listed buildings and the main house and its setting and whether it would preserve or enhance the character or appearance of the Cobham Conservation Area.

Owletts is a two storey dwelling built in 1683 –84, of five bays with a tall hipped roof, red brick, with two large symmetrical chimney stacks and a deeply moulded stringcourse between the ground and first floors. In c. 1700 single-bay projecting wings were added at either end of the main front. In 1754 the original eaves were replaced with a panelled brick parapet and various additions added to the rear in the 19th and early 20th centuries.

The outbuildings form part of the historic walled garden and orchard setting, illustrating the traditional service structures associated with the maintenance and cultivation of the estate gardens. The works relate principally to a potting shed and loggia, which are attached to a tall brick spine wall forming part of the walled garden enclosure. This wall frames a central hedged opening leading into the orchard and kitchen

garden beyond. Further to the east are two greenhouse structures. One greenhouse occupies the corner of the garden wall, while a second greenhouse stands detached nearby as a later addition. Together these structures form part of the historic working garden infrastructure associated with the house.



In addition to the outbuilding repairs, minor works are proposed to the south-east elevation of the main house, where the existing gutter outlet through the parapet will be enlarged to improve rainwater discharge and reduce the risk of water overflow and moisture-related deterioration to the masonry below.

The proposal is a very detailed submission accompanied by detailed drawings and Heritage Statement along with a Structural Report for the outbuildings.

The outbuildings are in a poor state of repair and the proposal is directly in response to identified defects including timber decay, masonry deterioration, structural instability and inadequate rainwater drainage, all of which it is stated pose risks to the continued condition of the buildings if left unaddressed.

The proposal is to carry out repairs based on the special structural advice provided. The primary basis for the repairs is of retention and repair of existing historic fabric wherever practicable, the use of traditional and compatible materials and the replication of original forms where replacement is necessary due to deterioration. The structural interventions have been informed by specialist advice, while masonry and fabric repairs would adopt appropriate lime-based repair techniques and carefully matched replacement materials.

Where replacement is required, such as in the case of the greenhouse structure, the proposals seek to retain the architectural character, proportions and function of the existing building, ensuring the continued legibility of the historic garden layout.

The defects with the outbuildings and guttering to the main house are listed in detail in the submission. To summarise:

Loggia



1. View of Loggia from south with Owlett's Mansion behind



2. View of north west elevation of Loggia



3. View of north west elevation of Loggia and Potting shed



4. View of Loggia from south east end showing timber roof collapse and excessive vine growth



5. View of Loggia from above showing timber roof collapse



6. View of Loggia half brick ledge with corinthian decorations



7. View of Loggia showing collapsed timber structure from above

Defects

- Significant deterioration to the timber roof structure;
- Existing primary timber beams are severely rotten and structurally compromised, resulting in partial collapse of the roof structure;
- Cracking within the masonry walls;
- Areas of spalled brickwork;
- Missing mortar joints;
- Inappropriate historic repairs using hard cement-based mortars;
- Deterioration of the masonry fabric.

Repairs

- Structural repairs will be undertaken in accordance with the Structural Engineer's report and drawings;
- The existing decayed timber beams will be replaced with six new 200 × 200mm D30 grade oak primary beams, improving structural stability while maintaining a traditional material appropriate to the structure;
- In addition, seven timber slats positioned above the primary beams will be replaced with new 100mm × 75mm D30 oak members, matching the existing configuration and dimensions;
- Cracked masonry will be stabilised using 6mm diameter Helifix stainless steel reinforcement bars, installed within the bed joints at every third course along the length of the cracks. The installation will involve carefully raking out bed joints to approximately 40mm depth, inserting the reinforcement

bars in accordance with manufacturer's specifications, and repointing the joints with a suitable lime mortar;

- Areas of missing or deteriorated mortar will be raked out and repointed using a lime mortar matched to the existing through analysis of samples taken from deep within the mortar joints;
- Areas of spalled brickwork will be addressed through careful removal and turning of bricks to present a sound face where possible. Where bricks are too deteriorated to reuse, reclaimed bricks will be sourced to match the existing masonry.

Potting Shed



2. South-eastern entrance door to potting shed - timber door frame suffers rot



1. North elevation of potting shed



3. Internal photo showing decayed timber structure and failing tarpaulin



4. North west view of potting shed

Defects

- Roof structure has deteriorated, significant deterioration of the existing timber rafters. The roof structure is no longer considered structurally reliable and requires replacement;
- Associated masonry has areas of missing and deteriorated mortar.

Repairs

- Existing mono-pitch roof structure will be carefully dismantled and replaced, with the new structure

replicating the original roof form, pitch and arrangement. New structural timbers will be installed to match the size and configuration of the original rafters, ensuring the visual and structural character of the building is maintained. Where possible, existing roof tiles will be retained and reused, preserving historic material fabric. Any additional tiles required will be sourced to match the originals;

- Areas of deteriorated mortar within the masonry will be carefully raked out and repointed using a lime mortar matched to the existing composition, based on samples taken from deep within the joints;
- Areas of brickwork coming away from the spine wall on the gable ends will be carefully dismantled and reconstructed using the original materials.

Greenhouse



2. Rear view of greenhouse



1. Front view of greenhouse



3. Internal view



4. Internal view - showing broken glass panes highlighted in red

Defects

- Extensive decay to the timber framework, particularly at the base of the walls above the brick plinth and within elements of the roof structure adjacent to the guttering;
- Due to the extent of decay, the timber structure is no longer capable of effective repair.

Repairs

- The existing greenhouse structure will be carefully dismantled and replaced, with the new structure designed to match the architectural character, proportions, window rhythm and overall height of the existing building;
- The brick plinth will be raised by several courses, increasing the separation between ground level and the timber structure to improve durability and reduce the risk of future moisture-related decay;
- A new plinth detail will incorporate a timber cill positioned above a DPC / leaded brickwork, creating an improved moisture barrier between masonry and timber;
- The replacement structure will be constructed from durable timber such as Accoya, chosen for its resistance to decay and long-term performance. The timber framework will be painted white to match the appearance of the existing greenhouse;
- Glazing will be replaced with reinforced or shatter-resistant safety glazing to improve durability and ensure visitor safety.

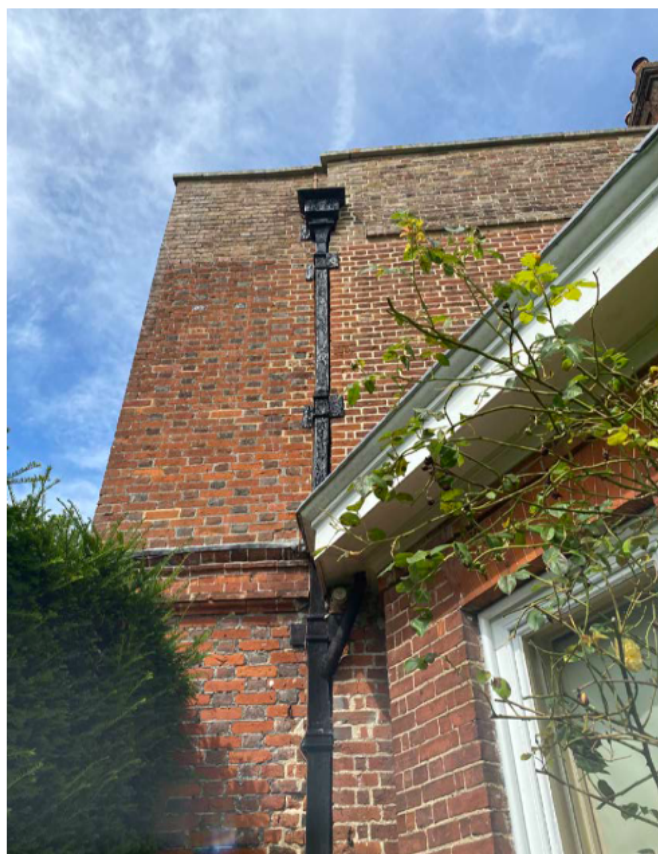
Main House



1. South-eastern elevation showing affected gutter outlet



2. Close up of gutter outlet, hopper and downpipe



3. Close up of hopper and downpipe

Defects

Existing gutter outlet through the roof parapet is currently undersized, restricting the efficient discharge of rainwater. This increases the risk of water overflow and moisture penetration into the adjacent masonry, potentially accelerating deterioration of the building fabric.

Repairs

- The masonry opening will be carefully widened by approximately 100mm, creating a final opening width of approximately 230mm to improve the efficiency of rainwater discharge;
- The existing lead flashing will be temporarily removed to allow the masonry alteration;
- Once the opening has been widened, the lead flashing will be reinstated and dressed appropriately

to

- maintain a waterproof barrier between the masonry and the rainwater runoff;
- The brown lightning conductor cable located adjacent to the outlet will be temporarily detached to allow the works to be undertaken safely and will be reconnected once the works are complete.

It can be seen that the proposals are based on an identified need for repair works given the current condition of the outbuildings and guttering on the main house. The application is supported by detailed Heritage Statement and Structural Survey and the repairs works are well considered and proportionate to the state of disrepair.

The Conservation Officer raises no objections advising that they are acceptable; they find the proposed pointing finish and mortar acceptable and so state that no conditions are required. It is also considered that sufficient information has been submitted in this very detailed and thorough application and therefore no further information or details are required by condition.

Overall, it is considered that the proposal would protect the architectural and historic interest of the curtilage listed buildings, the main grade II* listed Owletts and its setting and would preserve the character and appearance of the Cobham Conservation Area. The proposal would be compliant with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and sections 12 and 16 of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would protect the architectural and historic interest of the curtilage listed loggia, potting shed and greenhouse structures, the main grade II* listed Owletts and its setting and would preserve the character and appearance of the Cobham Conservation Area. The proposal would be compliant with the local and national planning policies identified.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	09 July 2026	Dated:	10th July 2026