



Delegated Report

Application No: 20240602

Location: The Old Parsonage, Butchers Hill, Shorne DA12 3EB

Description: Application for approval of condition 3, 4, 6, 7, 9, 10, 11 and 12 attached to listed building consent reference number 20220275 relating to details at a scale of 1:10 & 1:5 as appropriate, of the proposed interface between the existing buildings and the new buildings (3), Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size (4), Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, including the manufacturers details (6), samples and detailed specifications of all external materials to be used on the works (7), details of the finishing treatment of the and eaves (9), details of the treatment of verges and eaves (10), samples or detailed specifications of the rainwater goods (11) and 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 (12).

Applicant: Mr D South

Submitted Documents/Plans

Application form
Cover Letter
Portland Stone photo
Goxhill Restoration Blend handmade roof tile
Sempergreen lightweight sedum roof details
KME TECU Classic Coated copper details
VELUX Heritage conservation roof window details
Guardian Glass window specification
Heritage light blend details
Ibstock Berry Light Stock declaration of performance
Conservatory Glazing by Aperto Venti Systems
Evolve Ogee gutter system details
Brick arch details
Drawing no. 20/308/08 (proposed rooflight detail)
Drawing no. 20/308/04 rev H (proposed elevations)
Drawing no. 20/308/19 (background ventilation detail for kitchen)
Drawing no. 20/308/18 (glazed margin detail)

Drawing no. 20/308/16 rev B (proposed details and roof section)
Window drawings (x3)
Drawing no. 20/308/06 rev B (proposed section A-A)
Photograph of brick arch received 21 October 2024

Relevant Planning History

20220275 Application For Listed Building Consent for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.
Approved 31.5.2024

Consultations, Publicity and Representations

GBC Conservation Officer

The drawing of the kitchen extension roof does not show the guttering and shows the bottom roof tile floating. The front rooflight needs to be removed as this was not part of the planning application.

Details of the brick gauges and sizes of the brick joints (these should be 2.5mm, lime putty rubbed brick arch) should be supplied.

The orangery/conservatory drawing (16B) does not mention a sedum roof but details have been submitted. It would be useful for this to be added to the plans.

The proposed roof tile is not acceptable. The preference would be for a Keymer roof tile.

Guttering, copper/lead, rooflights (not to front) are fine. Joinery details fine. Portland stone for window cills is fine.

Following on from these comments the applicant's agent submitted amended drawings which are now acceptable. The thicker glazing bar matches the existing and are acceptable. The revised roof tile is also acceptable.

Analysis

Condition 3 states:

No development shall commence until details at a scale of 1:10 & 1:5 as appropriate, of the proposed interface between the existing buildings and the new buildings is submitted to and agreed in writing by the Local Planning Authority. Window arches to the kitchen extension shall be rubbed gauged brick with 2mm lime putty joints to match the original and window sills to the kitchen extension shall be stone to match the original. Within the new garden room, the external walls of the main house should remain un-plastered.

Reason: To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.

Rubbed brick arch details, junction between the orangery and main house and between the kitchen and house are submitted. The brick arch is shown below:



The submitted details are acceptable and this condition can be discharged.

Condition 4 states:

All external joinery including windows and doors to the kitchen extension shall be of a timber construction only and to match the original in colour, detail and position within the wall. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door 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 saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

External joinery details are shown on the drawings submitted. These details are acceptable and this condition can be discharged.

Condition 6 states:

All external glazing including windows and doors to the replacement conservatory/extension shall be of a structural glazing system. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:10 scale, and ½ or full size, including the manufacturers details, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door 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 saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

External glazing details are submitted. Glass for the orangery is proposed to be double glazed using Sunguard SN70/35. The glazing frame system being Aperto Venti. Timber framed casement windows to be used in the kitchen. These details are acceptable and this condition can be discharged.

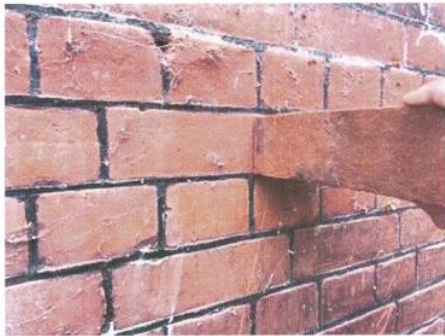
Condition 7 states:

Before any bricks are laid or roof is installed, samples and detailed specifications of all external materials to be used on the works 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 materials.

Reason: To ensure that special regard is paid the interests of protecting special architectural and

historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.

Facing bricks are proposed to be Ibstock Berry Light Stock. For the conservatory, Heritage Light Blend is proposed where new brickwork is required adjacent to the pool room. Photos of the brick are below:



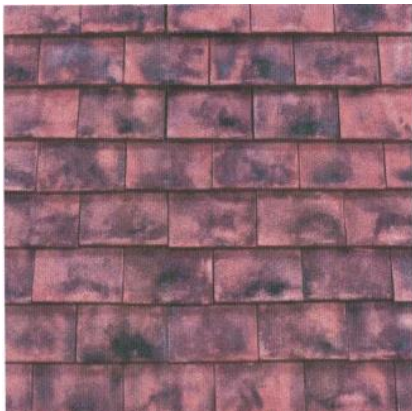
Heritage Light Blend brick sample against kitchen wall.



Ibstock Berry Light Stock for orangery against existing conservatory wall.

The orangery roof will have coated copper eaves, a single ply membrane to the roof surface run across the roof and to lap in the gutters forming a watertight rainwater gutter. The gutter system, which is hidden, is to be formed in waterproof plywood as a bespoke gutter system. The green roof finish to the roof of the orangery is to be Sempergreen light weight sedum roof system. A brochure on this green roof system is submitted.

The kitchen extension roof will be tiled with the Goxhill Restoration Blend roof tile shown below:



Window cills will be in Portland Stone.

The proposed materials are acceptable and this condition can be discharged.

Condition 9 states:

Before the construction of the roof and eaves, details of the finishing treatment of the and eaves hereby granted consent shall be submitted to and agreed in writing by the Local Planning Authority. The projecting eaves profile shall be copper bronze finish (not powder coated) and roof shall be a green roof construction. The works shall be carried out only in accordance with the agreed roof 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 saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

The brochure KME TECU Classic coated copper is submitted. This is proposed to be used on the underside of the eaves. The product retains the bright copper colour for a period of time and will gradually change to a matt finish with the formation of an oxide layer. The time period involved depends on weather conditions and it will then change to brown/brown-violet tones and later a green patina will form. These details are acceptable and this condition can be discharged.

Condition 10 states:

Before 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 projecting eaves shall match that of the original side extension. 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 saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

The eaves and soffit to the kitchen extension are to match the existing eaves and soffit and will be in timber and painted white. These details are acceptable and this condition can be discharged.

Condition 11 states:

Before the rainwater goods hereby granted consent are installed, samples or detailed specifications of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority. Guttering shall be ogee in profile to match the original. The works shall be carried out only in accordance with the agreed rainwater goods details.

Reason: To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990 and in accordance with saved policy TC2 of the Gravesham Local Plan 1994 and policy CS20 of the Core Strategy 2014.

Evolve Ogee aluminium gutters are proposed with round downpipes which are painted black. The profiles to match the existing gutters. These details are acceptable and this condition can be discharged.

Condition 12 states:

Before they are installed, 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 saved policy TC2 of the Gravesham Local Plan 1994, policy CS20 of the Core Strategy 2014 and Section 16 of the National Planning Policy Framework 2021.

The Extractor vents and air bricks are to be cast iron airbrick covers. A mesh guard is sensible to prevent insects. Air bricks will be painted black. These details are acceptable and this condition can be discharged.

Recommendation:

Discharge conditions 3, 4, 6, 7, 9, 10, 11 and 12 of 20220275.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 22 October 2024	Dated: 22 nd October 2024