

Mr Keith Hall

Pitfield Lodge, Meopham Green, Meopham, Kent, DA13 0PZ

10th April 2025

Planning Services
Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

FAO - Planning Validation Team

REFERENCE NO – 20250168

PROPOSED DEVELOPMENT - Erection of single storey rear extension and alteration of pitched roof to flat roof on existing rear extension.

LOCATION - Pitfield Lodge Meopham Green Meopham Gravesend Kent DA13 0PZ

Pitfield Lodge was originally the gatehouse lodge to the main house which was allowed to be knocked down in the late 20th century and is now a standalone property.

I have owned this property for 25+ years and have endeavoured to respect the conservation area at all costs. The property is an outstanding asset to the green mainly due to the work I have completed on the property. All works carried out reflect an 1890 built property of which this new porch will be in keeping and carry the same effect.

The main reason for this application is due to loss of heat from an 1890's built outhouse.

We would like to rebuild the roof and re-insulate it to the latest spec whilst adding the porch at the rear to seal the property from heat loss which will finish off nicely the works on the property.

Heritage Statement

This Heritage Statement is submitted in support of a planning application for the construction of a new porch at the rear of Pitfield Lodge, Meopham Green, Kent, DA13 0PZ located within Meopham Green Conservation Area.

The property is not listed but is recognized as part of the designated conservation area, which is valued for its historic character and architectural quality.

The application site is a two-storey detached late Victorian dwelling.

Constructed in 1890, built predominantly of red brick and hanging tiles. The property sits within an established residential street characterized by traditional architectural styles and consistent building lines.

The proposal seeks permission to construct a small, single-storey porch to the rear of the property. The porch will be constructed with red brick matching the house and fitted with the latest energy saving UPVC windows and doors. The new zinc roof will cover the existing laundry area with the latest insulation spec. It will be modest in scale and sympathetic in design, ensuring it is subordinate to the main building.

As the porch is located at the rear of the property, it will not be visible from the public realm and will not impact the principal elevation or the wider streetscape of the conservation area. The proposed materials and detailing will match the existing property, ensuring visual coherence and preserving the area's historic character. There will be no loss of historic fabric.

The proposed rear porch is very modest in size, sympathetic in design, and carefully located to preserve the character and appearance of the conservation area. It will have no adverse impact on the significance of the conservation area and will allow for improved functionality of the dwelling while maintaining its contribution to the historic environment, like I have always managed to do over the past 25 years

We hope the above responds to your enquiries, but should you wish to visit the property please don't hesitate to get in touch to arrange a time and date.

We look forward to hearing back from you at the earliest,

Yours truly

Keith Hall