



Delegated Report

Listed Building Consent

Planning Application No: 20231172

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Application for Listed building consent for the reinforcement of east masonry wall and external alterations to rear chimneys.

Applicant: Holm

Site Visit Date: Recent Visit re 20230669

Submitted Documents/Plans

Application Form

PP-18Q-14 East West and Partial Section - Existing

PP-18Q-17 Second Floor and Roof Plan - Proposed

PP-18Q-11 Elevations - Existing (as approved)

PP-18Q-09 Block Plan and OS Plan

PP-18Q-15 Elevations - Proposed

PP-18Q-16 Ground and First Floor Plan - Proposed

PP-18Q-13 Second and Roof Plan – Existing

Structural Assessment

Hand Drawn Plan

Heritage and Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231275	Application for Listed Building Consent for the replacement of rear flat roof dormer with a pitched roof dormer.	Pending Consideration	
20231274	Replace rear flat roof dormer with a pitched roof dormer.	Pending Consideration	
20231144	Application for the variation of condition 2 and 3 attached to planning reference 20230669 for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be changed for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	04.01.2024
20231130	Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure	Permitted	21.12.2023

	and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.		
20230670	Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20230669	Erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20020165	Construction of dormer window in the rear roof slope.	Permitted	24.04.2002
20000367	Listed Building consent for erection of dormer extension and 1 no. conservation roof light in rear roof slope.	Permitted	17.11.2000
20000366	Change of use from residential accommodation for holiday letting to residential.	Permitted	18.07.2000
19990073	Listed Building consent for the conversion of stable to a holiday home.	Permitted	16.04.1999
19990072	Alterations to and change of use of stable from agricultural to residential accommodation for holiday letting.	Permitted	16.04.1999
19950543	Application for listed building consent for retention of conservatory at the rear.	Permitted	14.11.1995
19950454	Continued use of farm buildings for storage of touring caravans.	Permitted	15.09.1995
19950455	Continue use of part of former farmyard as residential curtilage.	Permitted	13.09.1995
19950457	Application for Lawful Development Certificate in respect of stationing of mobile home for residential use.	Permitted	06.09.1995
19950456	Application for Lawful Development Certificate in respect of storage of touring caravans.	Permitted	06.09.1995
19930541 and AP 1994/00007/ REF	Conversion of tack room to single storey dwelling as ancillary accommodation to main dwelling house with use of new farm vehicular access.	Refused And Dismissed as appeal	21.02.1994 and 10.08.1994
19920509	Conversion of tack room to single storey dwelling.	Refused	26.01.1993
19900883 and AP 1991/00027/ REF	Continued use of land for paintball war games and retention of a caravan and tent for use as a changing room, wc and rest area.	Refused and Allowed at appeal	30.04.1991 and 06.02.1992
19870853	Application for Listed Building Consent for demolition of existing rear extension and erection of single storey rear extension to form tack room	Permitted	11.01.1988

19870676	Erection of single storey rear extension to form tack room	Permitted	08.01.1988
19780439	Erection of an extension at 1st floor level to form a bedroom at the side	Permitted	04.07.1978

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021)

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.

Consultations, Publicity and Representations

Consultees

Ward Councillors: No comments received.

Meopham Parish Council: No comments received.

GBC Conservation Officer: No comments received.

National Amenity Society: No comments received.

Neighbouring properties

A site notice was displayed on 6th December and a press notice published on 29th December. 0 comments were received from members of the public. The overall consultation period expired on 29th December 2023.

Officer's Analysis

Principle of Development

This application seeks Listed Building Consent. As such, the only consideration should be the impact on the Listed Building.

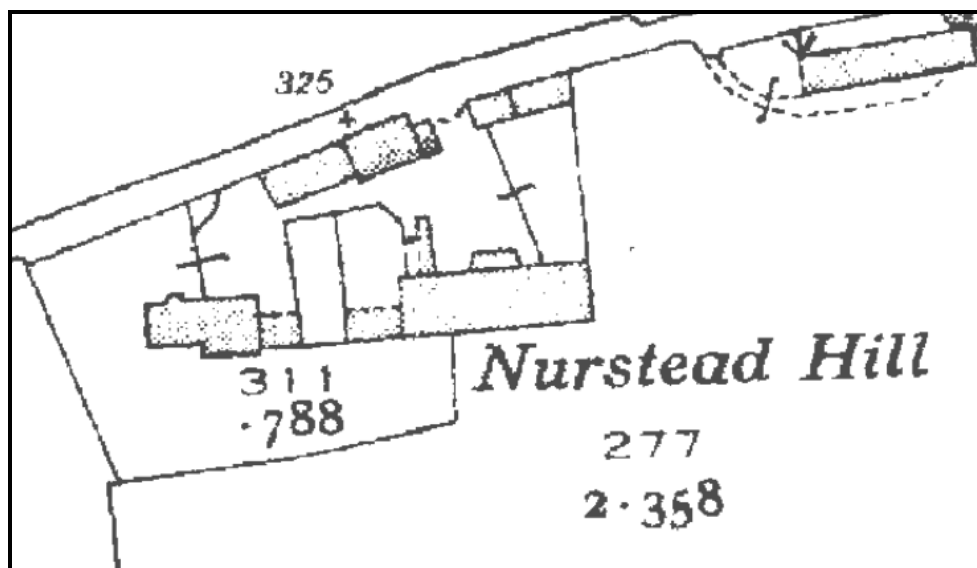
Impact on Listed Building

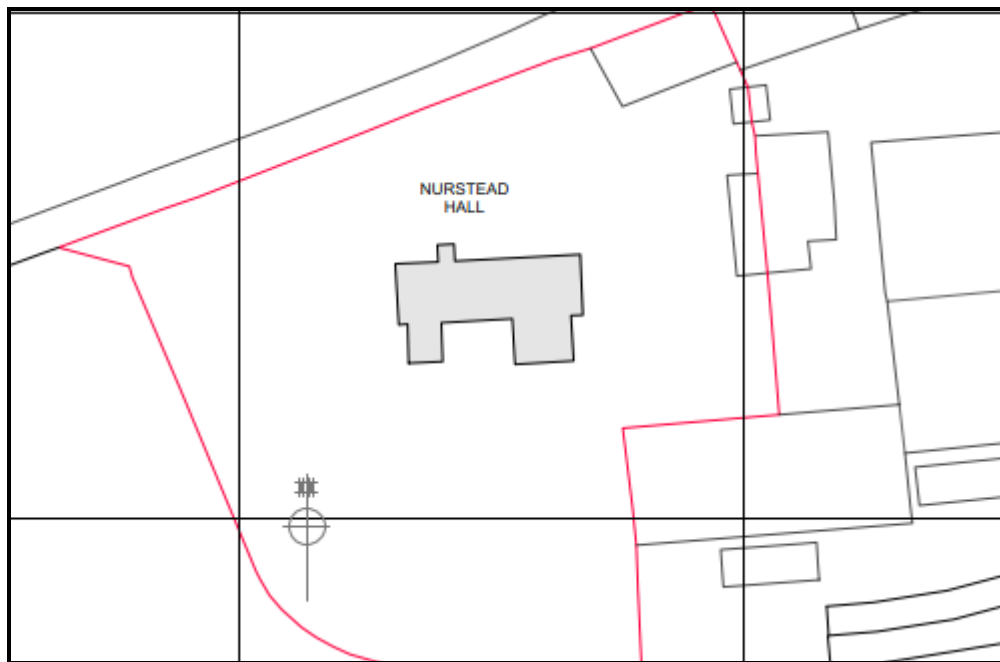
Impacts on Listed Building often presents in two ways; impact to the historic fabric of a building and/or, impact on the character and setting of a Listed Building.

Historic Fabric

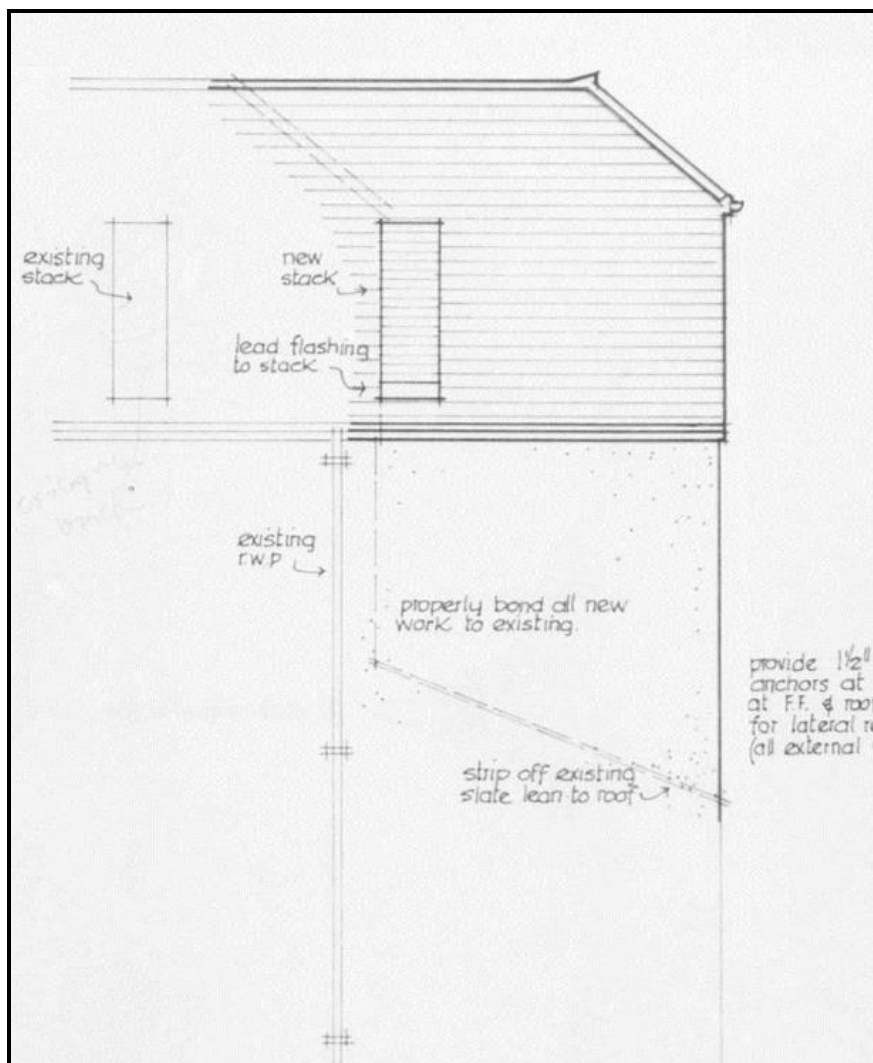
This proposal seeks to physically alter two elements of the building. It would alter the

The below 1929-1952 Heritage Map is taken from KCC's Heritage Maps. It shows that the eastern end of the building has been altered and extended in comparison to the current layout of the building, this eastern elevation is therefore modern wall.

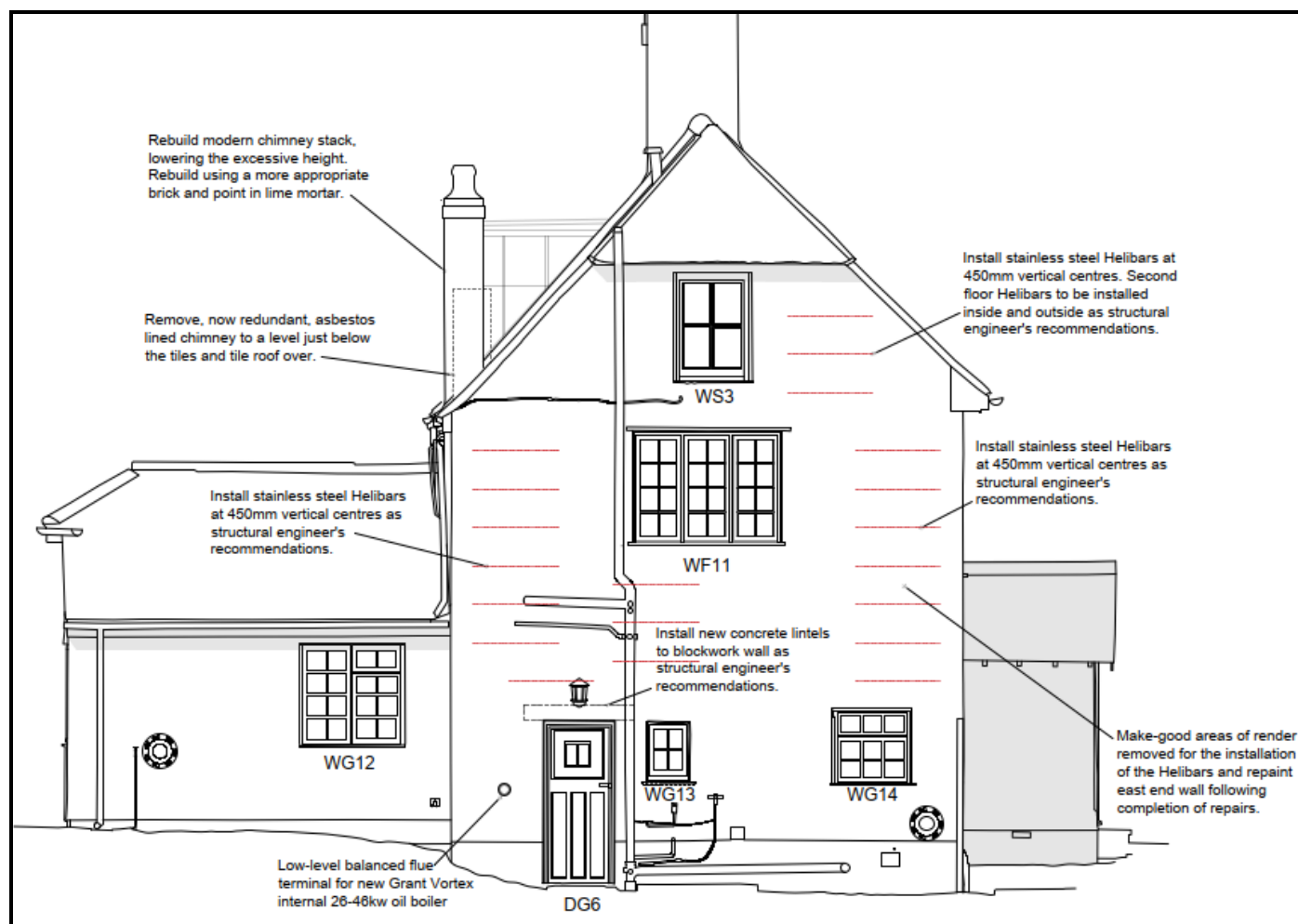




Application reference 19780439, details the approval of a first-floor extension to the east elevation. The extension is shown below (Not to Scale):



The approved plans above and the proposed plans below (Not to Scale), show the first-floor modern fabric was located atop a low sloping roof and that the proposed heli bars would be located on the modern fabric



The use of heli-bars on this elevation alone and re-rendering works would not therefore impact the historic fabric, based on the information available.

The existing chimneys are also modern additions and so works to alter the height/removal of these chimneys would not impact the historic fabric of the building.

Character and Setting

The proposed alterations to the eastern wall would improve the structural integrity of the wall, where it is currently suffering from cracking. It would re render over the heli-bars to provide a finish similar to the existing. The removal of the modern chimney and reduction in the height of the taller chimney, would be appropriate in principle and could represent an improvement, resulting in less cluttering to the traditional roof slope.

The proposal states that a more traditional brick would be used with a lime mortar to the rebuilt chimney. The removed chimney would be replaced with a roof tile to match the existing.

Where appropriate, high-quality materials, which are characteristic of this Listed Building are used, the development would likely result in an improvement to the character and setting of the Listed Building. Further details would therefore be reserved by condition.

Conclusion & Recommendation

Subject to planning conditions, the proposed development would comply with all relevant national and local planning policies. The recommendation is therefore to approve.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	5th January 2024	Dated:	05 January 2024