

Heritage Statement

Project title	Cobb Tree Court Wrotham Road Meopham Gravesend Kent	Project No.	CTC_001
Date	16 September 2026	Revision	Full Planning Application

Introduction

The application site is located in Meopham, a village and civil parish in the Borough of Gravesham in north-west Kent, England. The site also sits within the conservation area, Meopham Green, one of four located within this parish.

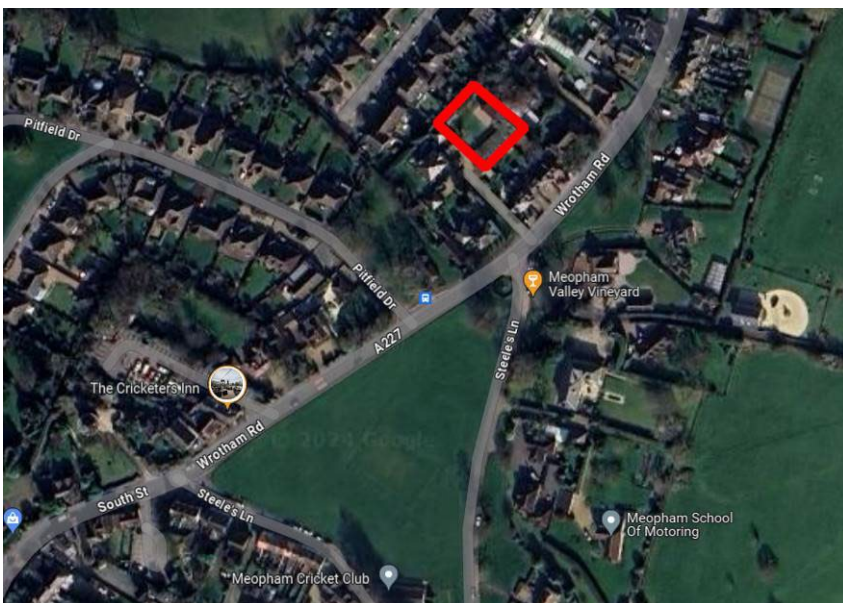
This statement supports a revised householder planning application for the removal of the existing timber shed and erection of a reduced garden building at Cobb Tree Court. The proposals have been developed following the refusal of application 20240701 and pre-application advice under reference PRE20260069, including the officer's subsequent comments on the revised drawings.

Locality

Meopham Green Conservation Area is centred on the village green, its surrounding buildings, trees and garden planting. Its significance includes the historic village setting, the relationship between buildings and open spaces, and the spacious, verdant character of residential plots. The application site also lies within the Meopham Downs Landscape Character Area.

The application site, Cobb Tree Court, is accessed via a private drive off the opposite side of Wrotham Road (A227) to the north end of the village green. It is set back from the road behind existing residential dwellings that front the A227.

The majority of the properties in the area are detached houses, with older, semi-detached Victorian dwellings fronting Wrotham Road and a more modern residential development to the north-west, off Cricketers Drive.



Location of application site

Site

The application site forms the residential garden of Cobb Tree Court, enclosed by neighbouring dwellings, gardens, fencing and trees. It is set back from Wrotham Road. The enclosed position limits direct public views, but the garden's openness and vegetation nevertheless contribute to the character of the Conservation Area and require consideration in assessing the proposal. The previous officer report identifies glimpsed views of the boundary trees between dwellings from Wrotham Road and Cricketers Drive, where they help screen surrounding housing.

Cobb Tree Court was constructed around 2015/2016 within the original grounds of Greenshaw House and then subdivided to form this new dwelling. The dwelling is a single storey, three bedroom house with part pitched clay tile roof and part green/sedum flat roof. Materials used are vernacular in style and a design influenced heavily on the adjacent buildings and the context of its surroundings.

The existing site has a small timber shed in the lower north west corner and a number of trees along the remainder of the north west boundary. The garden slopes down from the main dwelling towards the north west boundary which is set approximately 1m below the floor level of the main dwelling.

The design principles behind the existing dwelling considered privacy, outlook and overlooking in relation to Cobb Tree Court and adjacent neighbours.



Site Plan

Planning History and Design Response

Application 20240701 was refused on 3 October 2024. The decision notice and delegated officer report identify two refusal reasons which concerned the scale, design and location of the building and tree loss, with resulting harm to the site, Conservation Area and landscape character; and the height and proximity to Nos. 27–31 Cricketers Drive, with effects on neighbouring amenity.

The initial pre-application response dated 8 September 2026 expressly states that no revised drawings had been submitted and that the advice was based on the refused scheme. It sought a significant reduction in footprint and bulk, a pitched roof, lower heights, revised siting and minimised tree removal, supported by a tree report.

Following receipt of the revised drawings, the officer subsequently advised that the proposed scale and siting appeared acceptable and would likely overcome the concerns regarding building mass and siting. The officer reiterated the preference for a pitched roof, stated that removal of protected trees would not be supported, and sought replacement planting where trees are removed. These comments were expressly informal and do not constitute planning permission or confirmation that the final roof details or tree removals are acceptable.

Trees and Replacement Planting

The revised proposal reduces the intended tree removals from nine to four, identified on the earlier design information as T04, T05, T06 and existing T11. Trees T01–T03 and T07–T09 are retained, with other existing garden vegetation shown on the plans. Three new boundary trees are indicatively shown on the revised drawings, labelled T11–T13. These proposed labels should be distinguished from the existing tree numbering, particularly the existing T11 proposed for removal.

The proposed tree loss must be assessed through an arboricultural report, including the status and quality of affected trees, their contribution to the Conservation Area, effects on retained trees and appropriate protection during construction. The replacement planting specification should establish suitable species, sizes, positions and maintenance arrangements. The officer's objection to removal of protected trees remains outstanding and should be resolved through that evidence and the application process. This statement does not assert that any affected tree is unprotected or that the indicated planting has been agreed.

Heritage Asset

The principal heritage asset affected is the Meopham Green Conservation Area. The relevant contribution of this site is its garden setting, retained open space and tree cover within the wider residential environment. Limited visibility from public roads does not, in itself, remove the potential for an effect on the character or appearance of the Conservation Area.

The application is for a new garden building to be located within the grounds of Cobb Tree Court which is to be used for a purpose incidental to the enjoyment of the dwelling house including garden storage and open plan family/games/exercise space.

The revised building measures approximately 12m by 5m, giving a footprint of approximately 60m². Compared with the approximately 93m² refused proposal, this is a reduction of approximately 35%. The overall roof height is reduced from 4m to 3m. The revised plan shows 2.2m setbacks from the north-western and south-western boundaries, compared with the previous 0.7m separation from the boundary facing Cricketers Drive.

The proposed design responds to the materials and domestic scale of the existing dwelling. Brickwork and flint facing, colour coated metal windows and doors, and roof finishes are proposed to match the main dwelling, as noted on drawing A103/FPA. The garden building remains a separate, single-storey ancillary structure within the garden.

The reduced footprint and increased boundary separation retain more open garden space around the building and reduce its apparent mass in relation to the dwelling and neighbouring properties.

A shallow dual-pitched roof has been incorporated in response to the officer's advice that a pitched form is more appropriate within the Conservation Area. The maximum overall height is 3m. The eaves are approximately 2.5m to accommodate practical door openings and construction depths; this differs from the 2m eaves suggested in the initial pre-application response. The proposal therefore follows the advice on roof form and overall height without claiming full compliance with the original eaves recommendation.

The building is positioned at the lower end of the sloping garden. The principal doors and glazing face south-east towards the garden and main dwelling, with a smaller opening shown on the south-west elevation. The north-west elevation facing Cricketers Drive has no windows. The reduced height, smaller footprint and increased setback are intended to limit overbearing effects, overshadowing and loss of outlook. Existing and proposed planting provide further visual softening, although replacement trees will require time to establish.

The revised proposal is considered to provide a more subordinate garden building that responds to the previous concerns about scale, siting and neighbouring amenity. Its reduced mass, pitched roof and relationship to the existing dwelling support the intention to preserve the character and appearance of the Conservation Area. The acceptability of the tree removals remains a separate matter requiring arboricultural justification; replacement planting alone should not be treated as resolving the officer's objection to loss of protected trees.

Use and Access

The garden building is intended solely for purposes incidental to the enjoyment of Cobb Tree Court, including garden storage and family, games and exercise space. It does not provide a separate dwelling or self-contained residential accommodation. Any necessary Building Regulations approval will be addressed separately from the planning application.

Access is proposed from the existing dwelling and site entrance through the garden using the existing path arrangement. No separate vehicular access or independent residential use is proposed.

This statement should be read with drawings A101/FPA, A102/FPA and A103/FPA, dated 15 September 2026 and supplied on 16 September 2026; the decision notice and delegated officer report for application 20240701; the pre-application response PRE20260069 dated 8 September 2026; and the subsequent officer correspondence.

Photographs



01. Photograph from site entrance looking towards dwelling



02. Photograph from site entrance to upper north west corner of site



03. Photograph from site entrance to north west boundary



04. Photograph from patio to main site entrance



05. Photograph from entrance to lower north west corner with existing shed



06. Photograph from existing shed looking along north west boundary