

Delegated Report

Listed Building Consent Application

Planning Application No: 20230657

Location: North Wing Owletts The Street Cobham

Description: 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.

Applicant: Wiseman, National Trust

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. OWLDA123AP_01 – Existing Site Location Plan;
- Drawing no. OWLDA123AP_02 – Existing & Proposed Block Plan;
- Drawing no. OWLDA123AP_03 – Existing Ground Floor Plan;
- Drawing no. OWLDA123AP_04 – Existing First Floor Plan;
- Drawing no. OWLDA123AP_05 – Existing Second Floor Plan;
- Drawing no. OWLDA123AP_06 – Existing Rear Elevations;
- Drawing no. OWLDA123AP_07 – Existing Side Elevations;
- Drawing no. OWLDA123AP_08 – Existing Front Elevations;
- Drawing no. OWLDA123AP_09 – Proposed First Floor Plan;
- Drawing no. OWLDA123AP_10 – Proposed Second Floor Plan;
- Drawing no. OWLDA123AP_11 – Proposed Rear Elevations;
- Drawing no. OWLDA123AP_12 – Proposed Side Elevations;
- Drawing no. OWLDA123AP_13 – Proposed Front Elevations;
- Drawing no. OWLDA123AP_14 – Existing Dormer Window;
- Drawing no. OWLDA123AP_15 – Proposed Dormer Window; and
- Design & Access Statement Including Heritage Impact Report.

Relevant Planning History

Reference	Description	Decision	Decision Date
20140163	Application for Listed Building Consent for the attachment of external lighting to the house.	Permitted	11.04.2014
20120224	Application for approval of conditions 3(d), 4, 5 and 6 attached to Listed Building Consent reference number 20100946 relating to details of the extent and nature of repairs of plaster ceiling, details of facing materials, lintels/window heads and the main staircase.	Approved	16.05.2012
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
19920488	Application for Listed Building Consent for internal alterations at ground, 1st and 2nd floor levels of the north wing in connection with its conversion into a self-contained flat and a self-contained maisonette.	Permitted	16.11.1992
19920487	Conversion of the north wing into a self-contained flat at ground floor level with a self-contained maisonette at first and second floor levels for holiday accommodation and laying out of 2 no. car parking spaces.	Permitted	16.11.1992
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 (September 2014):

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

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2021) 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 (2021), 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 (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

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

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer
- National Amenity Societies

Neighbouring properties

No surrounding properties were consulted as not required for LBC applications.

Site and press notices were carried out with an overall consultation expiry date of 28 July – no responses received.

Officer's Analysis

Owelts is a Grade II* listed building which is also situated in the Cobham conservation area. This application relates to the north wing of the building:

The proposal is for repair of the 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 a new extractor fan in rear wall to serve bathroom.

The principle issue is whether the proposal would preserve the special architectural or historic interest of this grade II* listed building and whether it would preserve or enhance the character or appearance of the Cobham Conservation Area.

Owelts 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 northern wing on the north-western corner of Owelts, which is the subject of this application, is a later extension to the building that was added in 1877 by the architect Herbert Baker; it replaced an earlier single storey structure. It is three storeys in red brick and with a half hipped roof in clay tiles.

The proposal relates to four elements all of which are to address issues relating to the repair and upkeep of the house.

Repair of the existing timber casement window in the dormer on the front elevation of the North Wing

It is evident from the information submitted that existing timber window is in a very poor state of repair:





The Heritage Impact Report advises how the window is suffering from severe rot such that the left hand side window is in a very poor condition. The glazing bar and frame in the left hand side window has no structural integrity to it, a previous splice repair has bowed which displaced the frame causing significant air and water ingress internally. The Heritage Report states that the left hand side window is not repairable and it is therefore proposed to replace it. The replacement would match the existing dimensions, style and glazing bar mouldings. The right hand side window is also said to have defects. The right hand side window will be retained and have splice repairs with all new timber to match existing and with the joinery to be primed and painted white to match the existing. Joinery details at a scale of 1:20 and 1:5 have been submitted with the application which are considered acceptable. The report states the window may be an original 1877 window. However, the window is in a very poor state of repair and so the proposal is a sympathetic replacement/repair of the existing elements such that it would be an enhancement of the building.

Repair of existing chimney on North Wing

The Heritage Impact Report highlights how the internal face of the chimney breast at second floor level is showing a water leak which has affected both sides of the chimney and the ceiling:



The proposal is to investigate the outside of the chimney, remove the existing flaunching and chimney pots, install a Code 6 lead tray at flaunching level and NHL 3.5 lime constructed over to form new

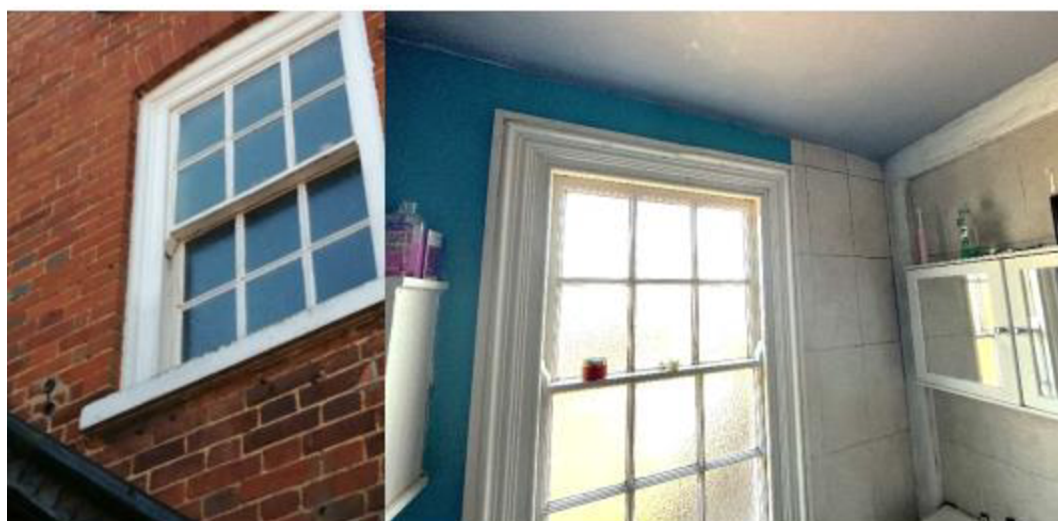
flaunching. Any cementitious mortar on the stack will be carefully removed using hand tools and replace in NHL 2.5. Internal repairs to the ceiling will be carried out to remove the small sections of defective ceiling and lime plaster applied over the laths. Existing laths will be retained if possible, if not replacements will be oak riven laths. The Heritage Impact Report advises that the ceiling and wall plaster could be original 1877 plaster. However, the proposal is to rectify existing damage which has already been caused to the building and furthermore there is no decorative plasterwork in this room. The works are therefore considered an enhancement which would repair existing damage and protect the building for the future.

Lead valley repairs between roof slopes

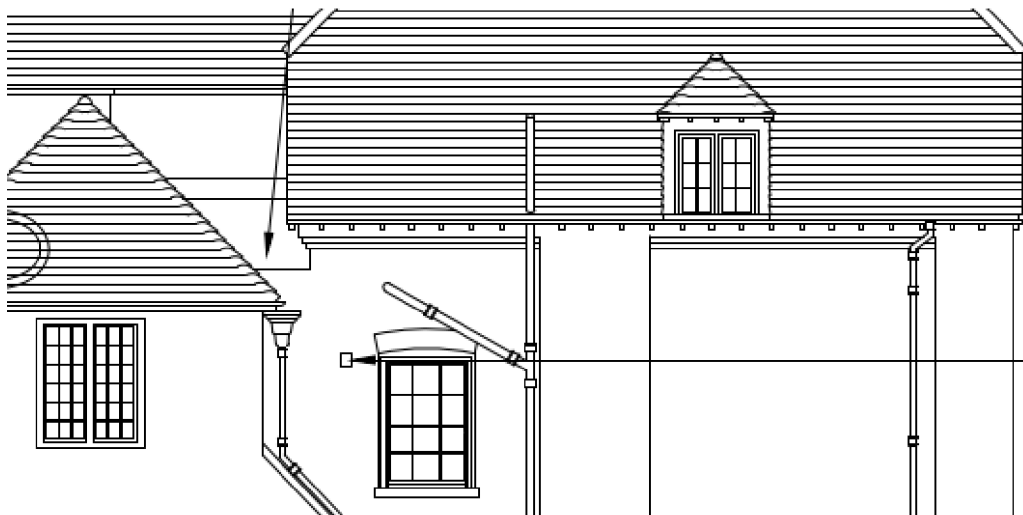
The lead valley between the original part of the house and the North Wing is showing issues as there has been water ingress and damage to historic joinery and plaster with a significant amount of dry rot and mould. The proposal is to investigate the lead valley to check the leadwork for any defects, lift the tiling and check the roofing membrane and falls. The report states that there could be original 1877 tiles and lead however, the works are necessary to address a significant dry rot problem so are very much needed. If any defects are found in the lead valley they would be repaired and if any of the roof tiles are defective they would be replaced but this would only be a small number if any and could be conditioned to match should permission be forthcoming. The works are considered a very much needed repair job which would address a significant dry rot problem and prevent further damage to the building in the future.

Installation of new extract in rear wall to serve bathroom at first floor level

The Heritage Impact Report highlights that the bathroom at first floor level level is suffering the effects of damp problems which has affected the walls and ceilings:



The room is served by a sash window but this alone is not allowing the condensation to escape adequately. The proposal is therefore to remove several bricks (approx..100mm in diameter) to the left of the first floor bathroom window and install an extractor fan with a cast iron grille as per the below extract from the plans:



Install new 150mm² cast iron grille for proposed extractor to first floor bathroom.

The proposal relates to the 1877 extension to the building and therefore is not within the original 1683-84 part of the building. It is also in the rear elevation of that 1877 extension. It would relate to the removal of 3 bricks but this is considered to be a small amount and the extract would be finished with a cast iron grille. Cast iron grilles are commonly found in Victorian building, such as is the date of the North Wing and so a grille would not be out of keeping; there are others on the building. An image of the grille to be used is shown on the plans which is considered acceptable being of simple design and would not compete with the architectural detail of Owletts. It would be prudent to condition that the grille shall be painted black to match the existing cast iron rainwater goods on the building should permission be forthcoming. The proposal would address issues of damp in the bathroom and would therefore be a welcome alteration which would protect this grade II* listed building.

Overall, the works proposed are bound out of necessity to rectify a number of issues with the building in respect of a rotten window beyond repair; water ingress and damage due to issues with the chimney; water ingress, dry rot and mould from issues with a lead valley and the effects of damp in the bathroom. The proposal is therefore very much welcome; the repair works will repair and protect this listed building for the future. The works are considered sympathetic and relate to an 1877 extension to the original 1683-84 part of the building. The proposal would protect the architectural and historic interest of this grade II* listed building and by extension would preserve the character and appearance of the Cobham Conservation Area. The proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and section 16 of the NPPF (2021).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would protect the architectural and historic interest of this grade II* listed building and would preserve the character and appearance of the Cobham Conservation Area. The proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS), saved Policies TC2 and TC3 (LPFR) and section 16 of the NPPF (2021). The proposal is a high quality submission which already contains the details which otherwise would have need to be conditioned i.e. joinery details, grille design etc. As such, no further conditions for additional information are considered to be required apart from conditioning the grille for the extract shall be painted black.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison		Team Leader:	Richard Hart
Signed:			Signed:	
Dated:	14th August 2023		Dated:	6 th September 2023