



## Delegated Report

---

**Application No:** 20220428

**Location:** Black Horse Cottage, Round Street, Cobham DA13 9AY

**Description:** Application For Listed Building Consent for the erection of a single storey side and rear extension and alterations to the kitchen.

**Applicant:** Mrs Jane Cutler

**Site Visit Date:** 24 May 2022

---

### Submitted Documents/Plans

The application comprises the following documents and plans:

Application form  
Heritage Statement  
Design and Access Statement  
Drawing no. 22/C/5A (roof and first floor plan)  
Drawing no. 22/C/3 (proposed elevations)  
Drawing no. 22/C/2 (existing elevations)  
Drawing no. 22/C/4 (proposed ground floor)  
Drawing no. 22/C/1 (existing plans)

### Relevant Planning History

|          |                                                                                                                           |     |            |
|----------|---------------------------------------------------------------------------------------------------------------------------|-----|------------|
| 19940737 | Application for Listed Building consent for repair works to defective oak framing and recladding.                         | PER | 13.07.1995 |
| 19890506 | Application for Listed Building Consent for partial underpinning and rebuilding of the inglenook fireplace in the lounge. | PER | 24.08.1989 |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1<sup>st</sup> Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- TC2 – Policy for Listed Buildings

**Other material considerations**

National Planning Policy Framework (2021)

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

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)
- Listed Buildings: A guide for owners and occupiers

**Consultations, Publicity and Representations**

The Society for the Protection of Ancient Buildings

Thank you for notifying the SPAB of this application for listed building consent. We apologise for the delay in responding. Having viewed the supporting documentation online, we think that the submission as it stands raises a number of concerns, as follows:

-the overtly historicist approach adopted is likely to confuse as to the evolution of the building. The SPAB does not generally favour pastiche or 'historical copies'. We believe that new works should be modest, sympathetic, and complement the original but also capable of being understood as new additions to the historic building. They should not compete unduly with the original building but nor should they mimic it. In practice, this might be successfully achieved by referencing the features and materials of the principal building while clearly differentiating the addition as new. We note that this is in fact a requirement of Gravesham Council's SPD guidance on householder extensions, which states that these should be clearly readable as later additions. As a start, perhaps a better differentiation could be made between the utility and new kitchen in terms of roof pitch and height.

- the bedroom extension to the south east of the existing catslide extension will extend awkwardly under the first floor jetty, obscuring the legibility of what the heritage statement acknowledges as a rare and very significant feature of the building. We would not support this element of the proposal, which results in a very awkward plan and ridge / pitch arrangement. In a similar point to that made above, the use of pegged tiles may compromise an ability to read and appreciate the historic building.

For the reasons given above we would urge that the applicant be asked to withdraw the application in order to be able to give further thought to the design. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and

Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Consent should not be given until the above points are adequately addressed.

#### Dickens' Country Protection Society

The Society, in its view, would wish to see as much as possible of the original fabric retained, and changes should be as little as possible to achieve applicant's objectives.

#### Public Rights of Way Officer

Public Rights of Way NS185 lies to the south of the site and may be affected by the application and I therefore enclose a copy of the Public Rights of Way network map showing the definitive line of this path for your information.

It is important to advise the applicants that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in future. This includes any building materials or waste generated during any of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

#### Neighbouring properties

The application was advertised by site notice and press notice. No letters of representation have been received.

### **Analysis**

#### Proposal

This application seeks Listed Building Consent for the erection of a single storey side and rear extension and alterations to the kitchen. The single storey rear extension will be located to the rear (south east) and will project approx. 3m and will be 3.15m wide. It will be approx. 3.7m high with a pitched roof and will create a third bedroom. It will be constructed of a timber frame with weather boarding under a tiled roof that matches the existing house. The single storey side extension will project a maximum of 8m and a maximum width of approx. 6.2m. It will infill the existing courtyard and will provide a family hub room, new kitchen, entrance hallway and utility/boot room. This will be a glazed structure under a lead or zinc roof with weatherboarding around the kitchen.

*A planning application has not yet been submitted for the proposals but will be required.*

#### Impact on the Listed Building

Blackhorse Cottage is a Grade II Listed Building. Historic England list it has a 15<sup>th</sup> century timber-framed south end of hall house. The remainder was rebuilt in 17<sup>th</sup> century with a large chimney. The south wall is weather boarded and jettied on large joists. It has a clay peg-tile hipped roof and imposing brick chimneys.

The cottage consists of an oak frame with exposed posts and beams throughout with gables and barn-hips to the roof. The jettied first floor on the southern end suggests a 'Wealden' style Yeoman's dwelling typical in Kent in the 14<sup>th</sup>-16<sup>th</sup> century. The original oak framed building may have been roofed with local straw/thatch later replaced with clay peg-tiles in the 17<sup>th</sup> century.

It would appear that the eastern side fronting Round Street was extended the full length of the

building under a cat-slide roof to accommodate large 'inglenook' fireplace, hallway, stairs and a main entrance on the ground floor southern end. An important feature of the side extension is the external wall which is constructed in 'Flemish bond' fairface brickwork. This 'bond' originated around 1630 which suggests the extension dates from this period. 'English bond' appeared around 1530 and the only sign of it is in the cellar suggesting it could have been built around this time. The cellar is ventilated and heated and is used as a store. The 'Scullery' would house a simple sink supplied with water from a well in the garden. There would have been a copper for hot water but the main cooking would have been done in the 'inglenook'. The original entrance would have been to the southeast via a gate from Round Street. The principle access into the cottage is now via the present kitchen to the northwest.

The proposed works mainly affect the internal area of the existing single storey brick building that forms the current kitchen and main entrance. The small boiler house is to be demolished. A small canopy is included over the front door and, in the proposed hallway, a toughened glass panel is to be inserted into the floor to view the original cellar steps to complement the 'listed' asset. The proposed bedroom will be accessed through the existing south-eastern doorway. The scale of the proposal is not large compared to the original dwelling, the materials will match and the jetty at first floor will be mostly retained.

The kitchen extension will be located to the southwest of the property within the current courtyard:



The kitchen extension will form a new kitchen and breakfast room (family hub) with a glazed corridor link to the present living room. The corridor will be largely glazed under a lead or zinc roof and a low profile rooflight.

The proposed glazed extension will add a modern element to this historic building which will allow the various changes to the property to be 'read' through time. The weather boarding to the front (northwest) will complement the property. Whilst it is acknowledged that the Society for the Protection of Ancient buildings are of the opinion that all the additions should be distinctive of the main dwelling, it is the Council's view that the mixture of traditional and modern will allow the additions to be 'read' as such. Historic England say the following concerning extensions:

*The exterior needs to be carefully designed. You should expect to use matching or complementary materials for walls and roof. However, cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly 'read' as different to the old house. But the effect should not be so different that the extension is more prominent than the main building.*

The proposed plans show a mix of both approaches. It is noted that the jetty will be affected by

the bedroom extension, however, it affects approx. 0.8m of the jetty leaving the other 3.2m untouched.

Policy CS20 of the Gravesham Local Plan Core Strategy 2014 states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset.

Policy TC2 of the Gravesham Local Plan First Review 1994 states that, in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

Para. 197 of the National Planning Policy Framework 2021 states:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed additions are considered to be sympathetic both in terms of scale and appearance. The glazed section will contrast well with the original materials used allowing the extension to be 'read' as different to the old house.

To ensure the proposals result in sympathetic additions to the property conditions relating to joinery of windows and doors, external materials and samples, verges and eaves, rainwater goods, mortar, services and details of the roof lantern are recommended.

### *Archaeology*

The site is located within an area of Archaeological potential however, any condition relating to archaeology would be dealt with under the planning application.

### **Conclusion**

The proposed alterations are considered in keeping with the historic building in terms of scale and proportion. The use of materials will complement the property and will differentiate new from old. The proposals are designed well and will preserve the character and appearance of the listed building and therefore accord with the above-mentioned policies.

### **Recommendation:**

Permit.

**See draft Decision**

|                         |                                  |
|-------------------------|----------------------------------|
| <b>Case Officer:</b> AW | <b>Team Leader:</b> Richard Hart |
|-------------------------|----------------------------------|

|                                                                                                  |                                          |
|--------------------------------------------------------------------------------------------------|------------------------------------------|
|                                                                                                  |                                          |
| <b>Signed:</b>  | <b>Signed:</b><br><i>R Hart</i>          |
| <b>Dated: 20 June 2022</b>                                                                       | <b>Dated:</b> 20 <sup>th</sup> June 2022 |

Gravesham Borough Council