



**The Old Court
Two Gates Hill
Rochester
ME3 8EU**

PLANNING STATEMENT
INCLUDING STATEMENT OF HISTORICAL SIGNIFICANCE



September 2026

Rev A. 28/09/26

DAC Architects

This statement is prepared by Leslie D May BA(Hons) Dip Arch RIBA ARB ACArch

Introduction

The Old Court is a dwelling converted historically from the original squash court at the rear of Mockbeggar. The building originally had little fenestration due to its original use and the conversion was carried out sympathetically and also later introduced an extension and sunken patio. The proposal is to replace the existing windows with an improved specification due to problems of windows leaking and to improve the thermal efficiency generally of the fenestration.

The window specification is:

Timberlook Windows with mechanically jointed square corners in white wood grain finish. They feature A-rated energy efficiency, slim sightlines due to 21mm astragal bars for more natural light, and PAS24 security certification. The ironmongery is to be similar to the existing windows i.e. satin or white

The door specification is:

Timberlook flush French doorsets.

Site Location and Description

The Old Court sits within the previous curtilage of Mockbeggar in the location of the historic squash court. It is now a separate dwelling with its own defined boundary.

Planning History

Planning Applications (4)

- Application for Listed Building consent for retention of the removal of an internal breeze block wall, that was built during the conversion of the house from a squash court to a residential dwelling.

Ref. No: 20130871 | Status: Application Permitted

- Erection of an extension to the existing double garage.

Ref. No: 20170153 | Status: Appeal against Non Determination

- Conversion of the detached building at the rear of 'Little Mockbeggar' into a residential dwelling involving elevational alterations and the construction of a chimney stack and formation of parking bays

Ref. No: 19990764 | Status: Application Permitted

- Erection of an orangery on the north side elevation.

Ref. No: 20061068 | Status: Application Refused

Planning Appeals (4)

- Erection of an orangery on the north side elevation.

Ref. No: 07/00031/REF | Status: Appeal Dismissed

- Application for Listed Building Consent for the erection of an orangery on the north side elevation.

Ref. No: 07/00032/REF | Status: Appeal Dismissed

- Renewal of temporary planning permission ref no GR 84 732E for the continued use of land and buildings as agricultural contractors yard

Ref. No: 1988/00027/REF | Status: Appeal Allowed

- Erection of an extension to the existing double garage.

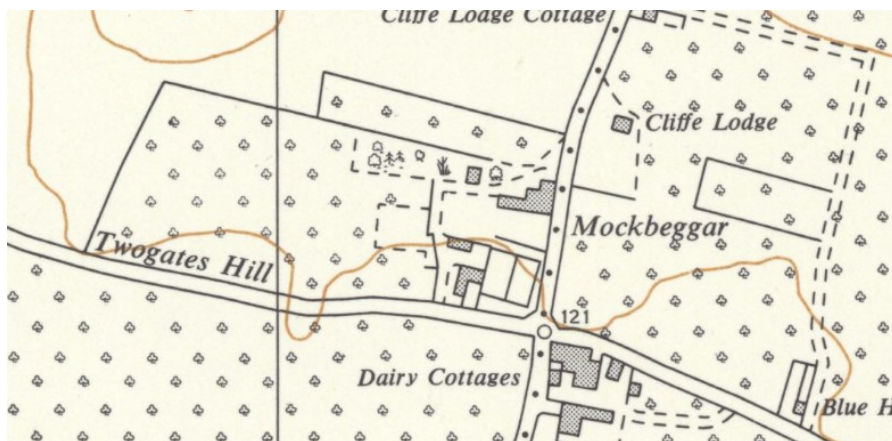
Ref. No: 2017/00016/NONDET | Status: Appeal Dismissed

A Brief history and description of Mockbeggar setting

The property sits within the historic curtilage of Mockbeggar, originally within the area designated to the squash court, it has in recent years been converted to a separate dwelling.

The historically linked host building is described as:

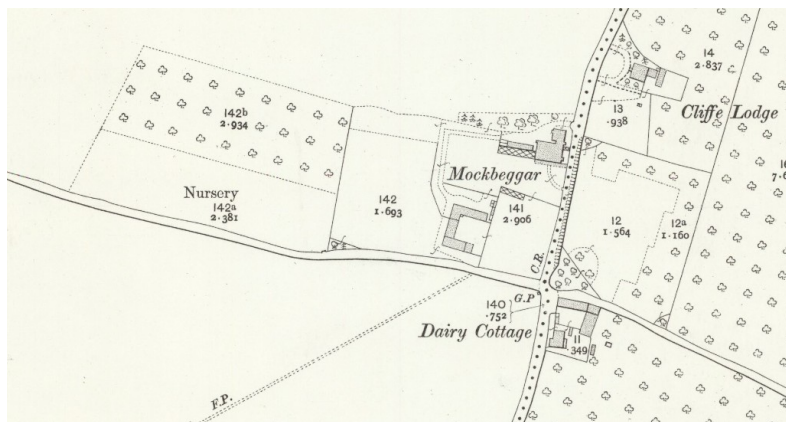
Late c19 brick gabled house of no great merit but the south – east angle encloses an early c17 house having two fully panelled rooms with original fireplaces and overmantels. C19 timber conservatory at west end.



P001 - 1952



P002 – 1930



P003 - 1907



P004 – 1862

Listed Status

The Old Court is not Listed; but historically was defined as being within the curtilage of Mockbeggar, Church Street. Since the historic conversion work the site is clearly defined as being separate from Mockbeggar.

Mockbeggar is noted as being of no great architectural merit, but for original internal panelled rooms and fireplaces within the south east angle and an orangery to the west end.

Mockbeggar Listing:



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Mockbeggar

MOCKBEGGAR, CHURCH STREET

List Entry Number: 1350226
Date first listed: 26-Jul-1983
List Entry Name: Mockbeggar
Statutory Address 1: MOCKBEGGAR, CHURCH STREET

Location

Statutory Address: MOCKBEGGAR, CHURCH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Gravesham (District Authority)

Parish: Higham

National Grid Reference: TQ 73211 72269

Details

TQ 77 SW HIGHAM CLIFFE ROAD 3/46 Mockbeggar

II

Late C19 brick gabled house of no great merit but the south-east angle encloses an early C17 house having 2 fully panelled rooms with original fireplaces and overmantels. C19 timber conservatory at west end.

Listing NGR: TQ7164174132

Development Proposals



P004 – west and south elevations as existing



P005 – east and north elevations as existing



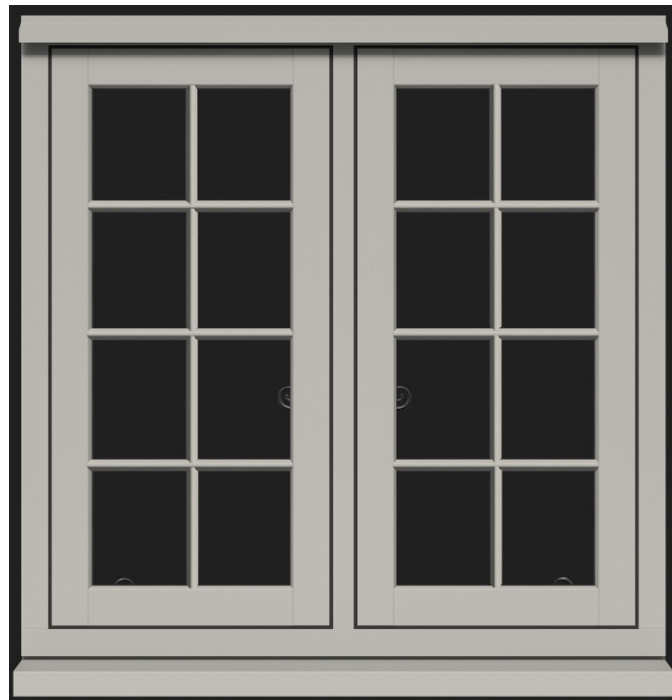
P006 existing window detail as existing



P006 – timberlook window replacement example



P007 – timberlook window internal view example



P008 – timberlook window external view in white



P009 – timberlook door system external view in white

Timberlook windows and doors are often specified for period or historic projects, and approved for use in conservation areas or listed buildings.

Note the mechanically jointed square corners. Specification includes white wood grain finish. They feature A-rated energy efficiency, slim sightlines for more natural light, and PAS24 security certification.

The window and door system replicates traditional wooden windows. They feature authentic looking butt joint mortise and tenon joining system developed specifically for period, character, and historic projects.

The astragal bar specification is to match the existing square edge flange and are within context of the setting at 21mm width.



P010 – timberlook window head detail with concealed trickle ventilation either 230mm vent = 2500 or 455mm vent = 5000mm

BFRC Rating =	
$218.6g_{\text{window}} - 68.5 \times (U_{\text{window}} + \text{Effective } L_{s0}) =$	1.79
Climate zone is:	
UK	

Thermal transmittance, $W/(m^2 \cdot K)$	U_{window}	1.4
Solar factor	g_{window}	0.45
Window air leakage heat loss, $W/(m^2 \cdot K)$	L_{factor}	0.01

(Specify uprated glass/hardware when ordering.)

BFRC Rating $kWh/(m^2 \cdot yr)$	Label index	EWER Rating Scale	Window Rating
≥ 10	2	A+	A
0 to <10 ⇐		⇒ A ⇐	
-10 to <0		B	
-20 to <-10		C	
-30 to <-20		D	
-50 to <-30		E	
-70 to <-50		F	

Conclusion

The proposal is for the replacement of windows and doors, some will be like for like replacement and the remaining majority will be window/doors replacement as per the enclosed specification. The proposed fenestration is a quality product which will retain the look of the flush mounted casement windows and flush doorsets and will have very little negative effect upon its surroundings and locality.

The proposal will provide improved energy performance for the property, background ventilation and a quality installation to remedy the ongoing maintenance issues the client is experiencing, whilst not causing any harm. The proposed replacement windows will be carried out by a respected local installer based in Sevenoaks with the benefit of Assure Approved Certification.

We respectfully request that the proposal for replacement fenestration is therefore supported.