

20220428 Black Horse Cottage, Round Street, Cobham, Gravesend, Kent, DA13 9AY -

The Society for the Protection of Ancient Buildings – 10 June 2022

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.