

MC/26/0642

Date Received: 2 April 2026
Location: The Old Farmhouse, 4 Harrow Road, Gillingham, ME7
3QA
Proposal: Replacement of existing Conservatory.
Applicant: Mr Jim Gilbourne
Ward: Hempstead & Wigmore
Case Officer: Justin Kazembe
Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 1 July 2026.

Recommendation - Approval with Conditions

- 1 The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 10 March 2026:

- PL01 PLAN AND ELEVATIONS
- PL02 PROPOSED SECTION A-A
- PL03 PROPOSED BLOCK PLAN

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All materials used externally shall match those set out in the application form - Received 02 April 2026.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Proposal

This application seeks planning permission for the demolition of the existing rear conservatory and the erection of a replacement conservatory to the rear of The Old Farmhouse, 4 Harrow Road, Hempstead, Gillingham, a Grade II listed dwelling.

The existing conservatory is a modern uPVC addition located on the rear elevation of the property. The proposed replacement would comprise a single storey

conservatory extension with slim profile black aluminium framing and a rendered plinth to match the host property. The replacement structure would occupy a similar position to the existing conservatory, with an increased width and a lower overall ridge height.

The proposed conservatory would feature extensive glazing and a lightweight appearance intended to provide a more visually recessive and subservient addition to the listed building. The proposal would retain the existing rear external wall of the historic building internally and would not involve alterations to the principal elevation of the dwelling or changes to the existing access and parking arrangements at the site.

The property is a Grade II Listed Building, and, therefore, development must preserve or enhance the character and appearance of this designated heritage asset.

Summary information

Conservatory	Existing (conservatory)	Proposed (extension)
Max depth	3.6m	3.7m
Max width	4.5m	7.5m
Maximum Height	2.9m	2.8m
Maximum Eaves Height	2m	2m

Relevant Planning History

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| MC/26/0643 | Listed building consent for the replacement of existing conservatory.
Decision: Also, for consideration on this agenda |
| MC/18/2581 | Retrospective Listed Building consent for repairs to the valley gutter and the removal and replacement of dormer window within valley.
Decision: Approved
Decided: 22.05.2019 |
| NK3/65/168 | Outline application - detached two-storey Colt dwelling with garage.
Decision: Approved
Decided: 01.12.1965 |
| GL/65/168Q | Listed building application for the modernisation of property including the demolition of single storey extension and erection of dormer extension.
Decision: Approved
Decided: 02.12.1987 |

GL/65/168P	Erection of dormer extension. Decision: Approved Decided: 04.11.1987
GL/65/168N	Listed building application for the erection of a double garage (detached). Decision: Approved Decided: 27.06.1986
GL/65/168M	Erection of new detached double garage. Decision: Approved Decided: 27.06.1986
GL/65/168J	Listed building application for the demolition of the building. Decision: Refused Decided: 14.01.1986
GL/65/168/90/808	Proposed change of use from private dwelling into a residential home. Decision: Approved Decided: 31.01.1991

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework (NPPF) 2024 and are considered to conform.

The Emerging Local Plan has been submitted to the Inspectorate for examination. The policies within this version of the emerging plan have some limited weight in the determination of planning (and associated) applications.

Planning Appraisal

Background

The host dwelling is a Grade II listed building of significant historic interest, with origins dating from the early 16th century and comprising a timber framed rear, with later alterations, including an early 19th century front block. The building exhibits a combination of traditional materials, including rendered elevations, exposed timber framing, tile hanging and plain clay tiled roofs. The principal elevation presents a more formal and symmetrical appearance, whilst the rear elevation is more varied, reflecting incremental historic and modern alterations.

The site occupies a generous plot with a large rear garden area enclosed by boundary treatments and mature vegetation, which provide a good degree of screening from neighbouring properties. The immediate surrounding context is predominantly residential in character.

To the rear of the property is an existing uPVC conservatory, which is a relatively modern addition of limited architectural merit and while it is visually subservient to the main dwelling, it is not considered sympathetic to the historic character of the listed building.

Design and Heritage

The proposal seeks to remove the existing uPVC conservatory and replace it with a new aluminium framed conservatory, extending slightly beyond the footprint of the existing structure.

In design terms, the proposed conservatory adopts a lightweight and contemporary approach, utilising slim profile aluminium framing with extensive glazing. This results in a more transparent and visually recessive addition when compared to the existing structure.

The scale and form of the extension remain subservient to the host building, maintaining the legibility of the original historic structure.

The siting to the rear ensures that the development does not affect the principal elevation or wider public views of the property. Whilst the proposed conservatory would principally be experienced within the private rear curtilage of the property, there is a limited potential for glimpsed views from the car park area associated with the Flying Saucer Pub to the southwest. However, any views would be intermittent and significantly filtered by the existing mature boundary vegetation, trees and established enclosure treatments along the site boundaries.

In addition, owing to the lightweight design, reduced ridge height and extensive glazing proposed, the conservatory would appear visually recessive within the wider setting and would not appear as a prominent or incongruous addition when viewed from these limited public vantage points.

The existing conservatory is not considered to be of historic significance and in fact currently detracts from the character of the listed building. Its removal is, therefore, considered to represent a heritage benefit. The proposed replacement is expressed as a modern intervention, avoiding any attempt at a pastiche form of development, and thereby maintains the building's historic evolution. Its lightweight construction and high level of glazing is considered to reduce its visual impact on the existing fabric and allow for continued appreciation of the historic rear elevation and timber framing.

Overall, the development is considered to preserve the special architectural and historic interest of the Grade II listed building. Any minor or localised impact to the historic fabric is limited and outweighed by the benefits arising from the removal of the existing unsympathetic addition.

The proposed development is, therefore, not considered to cause detrimental harm to the architectural or historic character of the Listed Building, therefore, complies with Policies BNE1 and BNE17 of Medway Local Plan 2003 and paragraphs 131, 135, 201, 205, 206 and 208 of the NPPF.

Residential Amenity

The proposed development is located to the rear of the dwelling and is positioned within a generous plot, with separation distances to neighbouring properties maintained by garden land and intervening boundary treatments.

In terms of outlook and daylight, the extension is modest in height and adopts a single storey form with a shallow, sloping roof. The extensive glazing and lightweight construction further reduce its perceived massing. As such, the proposal would not result in any material loss of light, outlook, or increased sense of enclosure to neighbouring occupiers.

As such no objection is raised with regard to Policy BNE2 of the Local Plan or paragraph 135(f) of the NPPF.

Highways

The proposal is not considered to intensify demand for parking, nor does it change the site's existing parking arrangements. As a result, no objection is raised on highways grounds, and the proposal would be in accordance with Policies T1 and T13 of the Local Plan and paragraph 115 of the NPPF December 2023.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable and is in accordance with policies BNE1, BNE2 and BNE17 of the Local Plan and paragraphs 131, 135, 208, 212, 213 and 215 of the NPPF. The application is, therefore, recommended for approval.

This application would normally be determined under delegated powers but is being referred to Committee due to the applicant being a Councillor.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection on Medway Council's Website <https://publicaccess1.medway.gov.uk/online-applications/>