

## **MC/26/0643**

Date Received: 2 April 2026

Location: The Old Farmhouse, 4 Harrow Road, Gillingham, ME7 3QA

Proposal: Listed building consent for the replacement of existing conservatory.

Applicant: Jim Gilbourne

Ward: Hempstead & Wigmore

Case Officer: Justin Kazembe

Contact Number: 01634 331700

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**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.

- 4 Prior to the commencement of works to those areas of work referred to below, the following shall be submitted to and approved in writing by the Local Planning Authority:

- Internal elevation drawing showing the retained external elevation of

- the rear of the main building;
- Typical section detail drawings of the junction of the ridge and walls of the conservatory with the main building;
- Manufacturer's details of the aluminium frame, including details of finishes and section drawing of sill to plinth.

Thereafter, all works shall be carried out in accordance with the approved details.

Reason: To ensure that the works are undertaken in a manner that safeguards the special architectural and historic interest, character and fabric of the Grade II listed building, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## Proposal

This application seeks Listed Building Consent 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

<b>Conservatory</b>	<b>Existing (conservatory)</b>	<b>Proposed (extension)</b>
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

MC/26/0642	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 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 19<sup>th</sup> 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.

### *Impact on Listed Building*

It is set out in section 16 and section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that the Council must have special regard to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess. The main issues for consideration in this application, therefore, is the impact of the proposal on the fabric, character, appearance and setting of the Grade II Listed.

Policy BNE17 of the Local Plan states that alterations to listed buildings will not be permitted if it is detrimental to the architectural or historic character of the building, if it is unsympathetic in design, scale, appearance and use or if it does not retain original features and materials. Policy BNE18 explains that the setting of listed buildings will be protected from development which would adversely affect the setting.

Section 16 of the NPPF sets out how the historic environment should be conserved and enhanced. Paragraph 208 of the NPPF states that local authorities, when considering proposals that affect a heritage asset, should seek to avoid, or minimise any conflict between the conservation of the heritage asset and any aspect of the proposal. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on a heritage asset, local planning authorities should give 'great weight' to preserving the asset's significance. Paragraph 213 of the NPPF notes that any harm or loss should require clear and convincing justification. Paragraph 215 of the NPPF states that where harm is caused to a heritage asset, and this is deemed to be less than substantial, the harm should be weighed against the public benefits of the proposed development.

The existing conservatory is considered a modern addition of limited architectural merit that is not considered to contribute positively to the significance of the listed building. The existing structure utilises uPVC and is not reflective of the traditional materials or detailing of the host dwelling. Its removal, therefore, constitutes a heritage benefit, resulting in the loss of a conflicting feature that currently detracts from the character and appearance of the building.

The replacement conservatory has been designed to respond to the historic fabric. Whilst the footprint increases in width, it remains confined to the rear elevation, which is acknowledged as having been subject to historic change and modern intervention, and is not of the same historic relevance as the principal elevation of the building. Importantly, the proposed ridge height is lower than the existing structure, reducing its visual impact and limiting any interference with first floor windows and historic fabric.

The design adopts a lightweight approach, utilising slim profile aluminium framing with extensive glazing. This ensures a more transparent and visually recessive form of development, allowing the historic rear elevation, including timber framing where present, to remain significant. The addition is considered to be seen as a contemporary intervention, thereby preserving the legibility of the building's historic evolution.

In assessing the impact on historic significance, it is noted that the wider coverage of the rear elevation at ground floor level is offset by the improved design quality, reduced height, and more sympathetic materiality when compared to the existing conservatory. As such, the replacement structure is considered to be more subservient and better integrated with the host building.

Taking all of the above into account, the proposal would preserve the architectural and historic interest of the Grade II listed building. There would be no harm to its significance, and rather, the removal of the existing unsympathetic addition and its replacement with a higher quality, recessive structure results in an overall enhancement.

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, 208, 212, 213 and 215 of the NPPF.

## **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.

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## **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/>