BORDEN PARISH COUNCIL JUNE 2026
PLANNING OBJECTION SENT TO SWALE PLANNING (MINUTE ITEM 51(2))

St Mawes, The Street, Borden

Borden Parish Council are writing to object to the current planning application (26/500747/FULL) regarding the proposed ground floor extension and the extensive list of retrospective changes made to the property and its boundary at St Mawes.

As the property is situated within the Borden Conservation Area, the Council has a statutory duty under Section 72(1) of the Planning (Listed Building and Conservation Areas Act) 1990 to ensure that developments preserve or enhance the character and appearance of the area. The current proposal and the unauthorised works already undertaken fail to meet this standard for the following reasons:

Unauthorised Ground Floor Extension

Work has already commenced on the new ground floor rear extension without the necessary planning permission. This extension adds further mass to a property that has already seen a significant 78% increase in its footprint. The cumulative scale of development is becoming overbearing for this sensitive location on The Street.

Retrospective Changes to the Main Property

The application seeks retrospective permission for several substantial alterations, including raising the roof line, a increase in height of the two-story front extension, and the enlargement of the rear dormer. These changes were completed outside of the originally approved plans and have materially altered the character of the building in a way that may not have been acceptable had they been scrutinised during the initial application process.

Placement of the Gargoyle

The Gargoyle is specifically highlighted in the Character Appraisal and Management Plan for The Street as a significant feature. Under previous discussions (22/501315/FULL), it was agreed that the gargoyle would be re-sited on the raised chimney to maintain its architectural context.

As the chimney was deemed unsafe, a Gargoyle has been retrospectively placed on a pillar on the front wall. This relocation diminishes the historical and visual significance of the feature and is a direct contradiction of prior agreements intended to preserve the conservation area's character.

The replacement Gargoyle is not suitable replacement for the original. This should be addressed as part of this application.

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Inappropriate Front Wall Design

> The retrospective changes to the front wall include limestone caps, dog tooth brickwork, and detachable solar lights. This design is far more ornamental and visually intrusive than the "simple plinth detail" and 0.9m height previously proposed to match the neighboring property. These unauthorised additions create a discordant appearance that does not harmonise with the established character of the Borden conservation area.

Policy DM33 of the Swale Local Plan (Bearing Fruits 2031) states that proposals must respect the scale, form, materials, and detailing of surrounding buildings, avoid harm to important views and features and retain features that contribute positively to the area. The unauthorised raising of the roof, enlargement of the dormer, and the inappropriate relocation & the suitability of the replacement gargoyle all conflict with these requirements.

The applicant has consistently bypassed the planning process by carrying out significant works—including raising the roof and starting new extensions—before obtaining permission. Given the sensitive nature of the conservation area the placement of the Gargoyle, we ask that Swale Borough Council refuse this application