

4.4 20/02780/LBCALT Date expired 23 November 2020

Proposal: Demolish three outbuildings, proposed link attached side extension with roof-lights and balcony, detached garage, landscaping with new driveway, relocation of one outbuilding, porch and alterations to fenestration.

Location: Farm Cottage, Walters Green Road, Penshurst KENT TN11 8HE

Ward(s): Penshurst, Fordcombe & Chiddingstone

Item for decision

This application has been called to the Development Control Committee due to the fact that the applicant is employed by Sevenoaks District Council.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The works to which this consent relates shall begin before the expiration of five years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the following approved plans and details: 20_252 - 140, 20_252 - 130, 20_252 - 122, 20_252 - 121, 20_252 - 111, 20_252 - 110 Rev A, Design and access statement

To ensure that the appearance of the development is in harmony with the existing character of the Grade II listed property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 20_252 - 140, 20_252 - 120, 20_252 - 130, 20_252 - 122, 20_252 - 121, 20_252 - 111, 20_252 - 110 Rev A, 20_252 - 106, 20_252 - 101.

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

4) No development shall be carried out on the site until material samples of the sandstone, brick, roof tiles, and timber boarding and details of the proposed mortar mix have been submitted to the Local Planning Authority for their prior written approval. The works shall be carried out using the approved materials.

In the interest of preserving the integrity of the Grade II listed building in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to the installation of any new windows and prior to any works commencing to alter existing windows to the main house, elevation drawings (at a scale of 1:10) and horizontal and vertical section drawings (at a scale of 1:5) of the windows are to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

In the interest of preserving the integrity of the Grade II listed building in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

6) The new proposed conservation style roof-lights as delineated on the approved plans are to be flush with the roof plane.

In the interest of preserving the integrity of the Grade II listed building in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

Description of site

- 1 The subject property is a Grade II listed detached three-storey period cottage constructed in brick with a catslide roof and leaded lights. The property is located on a large plot with four ancillary outbuildings including a greenhouse. The property forms part of a former agricultural farmstead and the plot is located adjacent to a small cluster of former agricultural buildings which have been converted to residential use. The site is in a rural location in the vicinity of Penshurst village.

Description of proposal

- 2 The applicant seeks listed building consent in relation to the erection of a side extension with front gable feature which will be joined to the main property via a modern link. The proposed extension will facilitate the creation of a new kitchen and dining room at ground floor level and a new master suite with balcony at first floor level. In the main house, various stud partition walls are proposed and small sections of the external wall of the building are to be opened up in order to create a passageway between the old and new elements of the building at ground and first floor level. The existing attic rooms at second floor level are to be brought back into use and a replacement staircase is proposed to the first and second floors. The rooms at ground and first floor level are also to be reconfigured and a new porch is proposed along the front elevation. Alterations are also proposed to the fenestration and new conservation style roof lights are to be introduced at second floor level. Externally, the three of the four existing outbuildings are to be demolished and the fourth outbuilding (a brick log store) is to be relocated away from the house. A new double garage with pitched roof is also to be erected to the west of the main house and associated hard and

soft landscaping works are proposed to facilitate the creation of a driveway where none exists currently.

Relevant planning history

- 3 20/01374/HOUSE - Demolish three outbuildings, proposed two storey side extension with rooflights and juliette balcony, detached garage with log store, landscaping with new driveway, relocation of one outbuilding, open front porch and alterations to fenestration - WITHDRAWN
- 4 20/01375/LBCALT - Demolish three outbuildings, proposed two storey side extension with rooflights and juliette balcony, detached garage with log store, landscaping with new driveway, relocation of one outbuilding, open front porch and alterations to fenestration - WITHDRAWN
- 5 20/02779/HOUSE - Demolish three outbuildings, proposed link attached side extension with rooflights and balcony, detached garage, landscaping with new driveway, relocation of one outbuilding, porch and alterations to fenestration - TO BE CONSIDERED CONCURRENTLY WITH THIS APPLICATION.

Policies

- 6 National Planning Policy Framework (NPPF)
- 7 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 8 Allocations and Development Management Plan (ADMP)
 - EN4 Heritage
- 9 Other:
 - N/A

Constraints

- 10 The site lies within the following constraints
 - Grade II listed building

Consultations

- 11 Penshurst Parish Council:
No response received

- 12 Sevenoaks District Council Conservation Officer:
No objection, subject to condition:
- 13 ‘Summary:
- 14 ‘The proposed side extension, and garage, will be clearly subservient to the historic parent building. In my opinion the extension will be a well-considered addition that creates a dialogue between old and new.
- 15 No details of proposed landscaping (including driveway) have been submitted; these have the potential to affect the setting of the listed building.
- 16 Notwithstanding the concern about landscaping proposals, the less than substantial harm caused by the removal of historic fabric is weighed against the benefit of securing the optimum viable use of the building as a single family dwelling (NPPF para 196).
- 17 Please condition:
- Elevations (1:10) and horizontal and vertical sections (1:5) of windows details to be submitted and approved in writing
 - The rooflights to be flush with the roof slope.
 - Material samples of sandstone, brick, roof tiles, timber boarding, as well as details of proposed mortar mix, to be submitted and approved in writing.
 - Details of proposed landscaping/driveway to be submitted and approved in writing.’
- 18 Society for the Protection of Ancient Buildings:
No objection-agree with the comments of the Conservation Officer
- 19 Originally the Society raised the issue of a vaulted ceiling in the dining room. However, it later transpired that the vaulted ceiling was already in existence and did not form part of the proposed amendments to the building. As a result, no new comments were raised.
- 20 Arboricultural Officer:
There is no objection to the proposed works to the main house. If the garage is to be built in this location, a no dig method of construction should be used to prevent damage to the roots of the Oak tree and conditioned accordingly. The applicant should also provide a detailed arboricultural method statement and tree protection plan prior to the commencement of works.

Representations

21 No representations have been received.

Chief Planning Officer's appraisal

22 The main planning considerations are:

- Impact on Listed Building and its setting

Impact on Listed Building and its setting:

23 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

24 The NPPF also states that great weight should be given to the conservation of heritage assets (para.193).

25 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

26 The subject property is Grade II listed. The historic interest in the building relates to its significance as an early example of a 17th-century timber-framed cottage in Kentish vernacular style which has been constructed using traditional materials. The exposed timber framing inside the building also adds to its special interest. The property boasts various architectural features of merit including the distinctive unbroken catslide roof.

27 The Conservation Officer has been consulted and supports the proposals. The Society for the Protection of Ancient Buildings have also been consulted and they have confirmed that they are in agreement with the comments of the Conservation Officer and that they would be prepared to lend their support to the proposal.

28 Although it is acknowledged that some of the historic fabric will be lost through the creation of physical connections between the new and old elements of the building when the side extension is introduced, the existing plan form will remain legible.

29 The following observations have also been provided:

30 'There is no objection to the removal of existing fabric at ground floor in the front elevation; the fabric is modern infill and the new windows will help support the daily use of the historic building as a family dwelling, and will be detailed to match existing – high quality materials and careful detailing will be important. There is no objection to the removal of existing fabric at ground level of the side elevation, which is a secondary elevation. The less than substantial harm caused by the removal of historic fabric at first-floor level is weighed against the continued use of the historic parent building. The proposed new window at second-floor level will also incur loss

of historic fabric, but will help utilise more space within the historic building by providing additional daylight and will be designed to match the existing window in this secondary elevation.

- 31 The link element will be a minimally steel framed glazed structure: modern in its materials and language and lightweight. The tiled roof of the link element reflects the traditional form and materials of the listed building.
- 32 The form of the proposed side extension with steeply pitched roof covered in tiles to match existing reflects the local vernacular. The gable front elevation of the proposed side extension is of local sandstone and its side (north-west) elevation as brick to match existing. The orientation of the extension helps to differentiate the new and old built elements. The form, choice of material and detailing would result in my opinion in a well-considered addition that would succeed in complementing but not competing with the main building. The rear elevation (north-east) of the proposed extension features thin steel framed glazed doors: this modern design language is considered suitable for the rear of the site. The lightweight appearance of the glazing will not compete with the characterful tiled catslide roof of the historic house, which is to be retained as existing.'
- 33 With regards to the potential impact of the proposed garage building upon the setting of the listed building, it is considered that the proposed garage is an appropriate form and appearance and sufficiently detached from the main house to avoid causing harm to the historic setting.
- 34 Further information has been requested with regards to the hard and soft landscaping works on the site. However, I am satisfied that this information can be secured via condition.
- 35 In light of the above, although elements of the proposal are considered to result in less than substantial harm to the building as a result of the loss of historic fabric, particularly on the upper floors, government guidance states that this should be weighed against the public benefits of the proposals, in this instance ensuring the continued use of the building. In accordance of Paragraph 196 of the NPPF, I am satisfied that the benefit of securing the optimum viable use of the building as a single family dwelling would outweigh the modest loss of historic fabric. On this basis, the proposal is considered to be acceptable and in accordance with Policy EN4 of the ADMP.

Community Infrastructure Levy (CIL)

- 36 The proposal is not CIL liable.

Conclusion

- 37 The development proposal in this case is considered to be in accordance with the development plan for the District and in accordance with the requirements of the National Planning Policy Framework.
- 38 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

Contact Officer(s):

Alexis Stanyer: 01732 227000

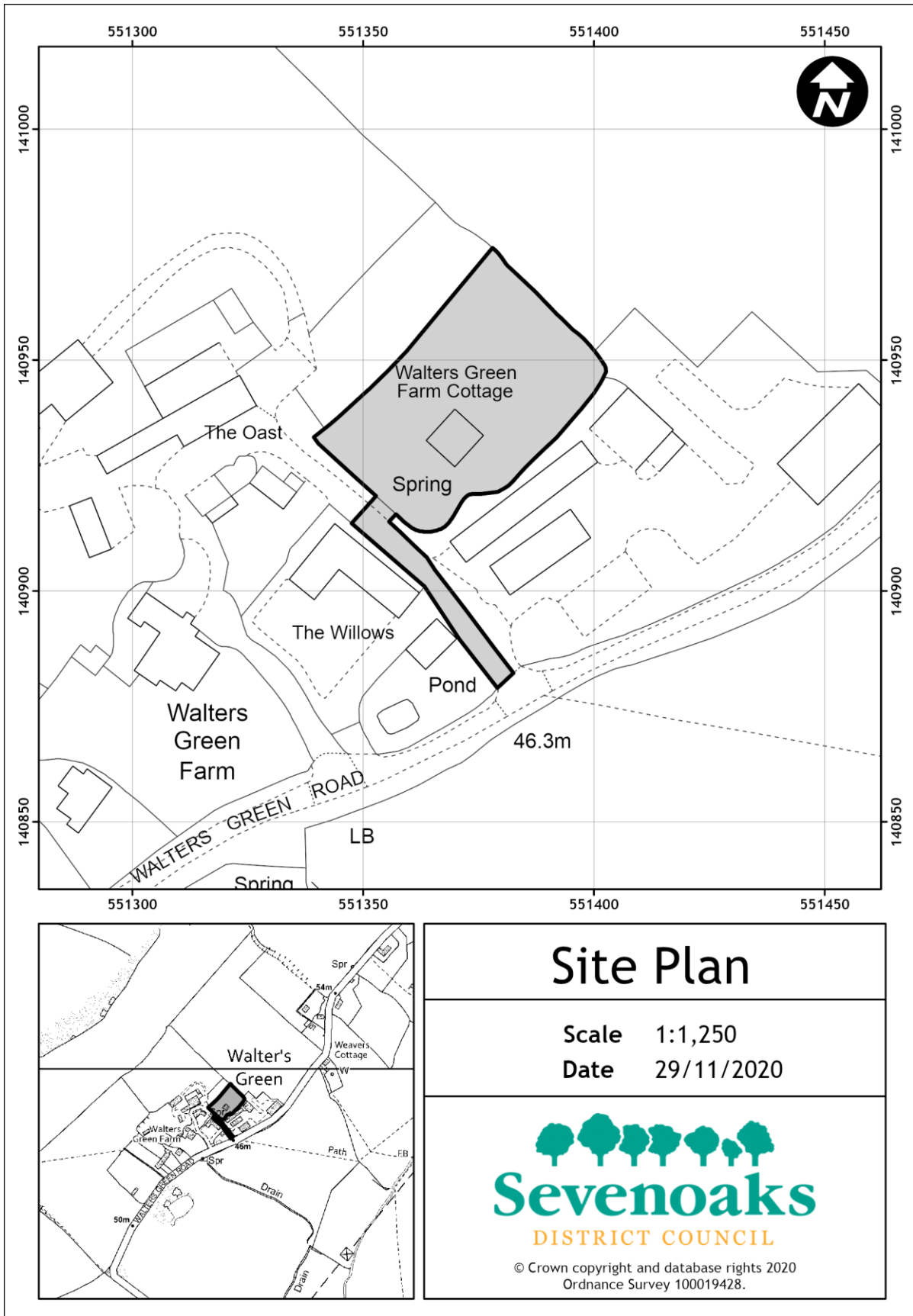
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QHDLN0BKH1H00>



BLOCK PLAN

