

4.3 21/03097/LBCALT Date expired 15 November 2021

Proposal: To convert a second floor anteroom into an en-suite bathroom.

Location: The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

Ward(s): Otford & Shoreham

Item for decision

This application is referred to the Development Control Committee for a decision, as the applicant is a District Councillor.

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 three years from the date of this consent.

In pursuance of 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 and details: PL-010; PL-007; PL-009; Design and Access Statement

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

Description of site

1 The application site comprises of a two-storey, detached, Grade II listed property.

Description of proposal

2 The application seeks permission for the conversion of a second floor room to an en-suite bathroom

Relevant planning history

3 21/02431/LBCALT Removal of a small cupboard area, replacing the modern spindles to the banister, enlargement of second floor gable window, skylight facing southern elevation and works to increase capacity of internal gutter and outlet into external gutter at front of property. GRANTED

Policies

- 4 National Planning Policy Framework (NPPF)
- 5 Core Strategy (CS)
 - SC1 Design of New Development and Conservation
- 6 Allocations and Development Management Plan (ADMP)
 - EN4 Heritage Assets

Constraints

- 7 The following constraints apply:
 - Grade II listed building

Consultations

- 8 Otford Parish Council - Supports the application
- 9 SDC Conservation Officer - "It is proposed insert a bathroom into the store room off the second floor bedroom. The principle of a roof light has already been assessed and granted under 21/02431/LBCALT. The application has shown that services for the new bathroom can be run from the first floor bathroom below without harming the fabric of the listed building."
- 10 Assessed in line with the NPPF in particular paras 200 and 202, this application is considered to not cause harm to the significance of the listed building."
- 11 Amenity Societies: No response

Representations

- 12 No representations have been received.

Chief Planning Officer's appraisal

- 13 The main planning consideration are:
 - Impact on the listed building

Impact on the listed building

- 14 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 placed a duty on a local planning authority, in considering development, which affects a listed building or its settings, to having special regard to the

desirability of preserving the building or its setting, or any features or architectural or historical interest it possess. The NPPF also states that great weight should be given to the conservation of heritage assets (para 199).

- 15 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.
- 16 Castle House is a substantial Grade II house. It sits in the Otford Conservation Area and lies within the area of the Schedule Monument of The Archbishop's Palace. The historic core of the building is considered to date from the mid-16th century with additions and alterations in the 17th, 18th, 19th and 20th centuries. The evolution of the building is reflected in its irregular form and use of a range of building materials from random rubble ragstone, painted brick and tile hanging. Analysis undertaken in the Heritage Statement for a previous application suggests the building's original use was non-domestic. The Castle House's significance lies as an example of Kentish vernacular and evolution from a medieval building to gentrified Georgian house.
- 17 The proposals would convert an anteroom joining an existing bedroom to an en-suite bathroom. The work would comprise of minor works with services being joined to an existing bathroom directly below. SDC's Conservation Officer has considered the proposed works and is satisfied that the new service connections and associated works would conserve the historic fabric of the building.
- 18 The proposals would therefore preserve the special interest of listed building in accordance with EN4 of the Sevenoaks Allocations and Development and Management Plan and the National Planning Policy Framework.

Community Infrastructure Levy (CIL)

- 19 The proposals are not CIL liable.

Conclusion

- 20 The proposals would preserve the special interest of the listed building.

Recommendation

- 21 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

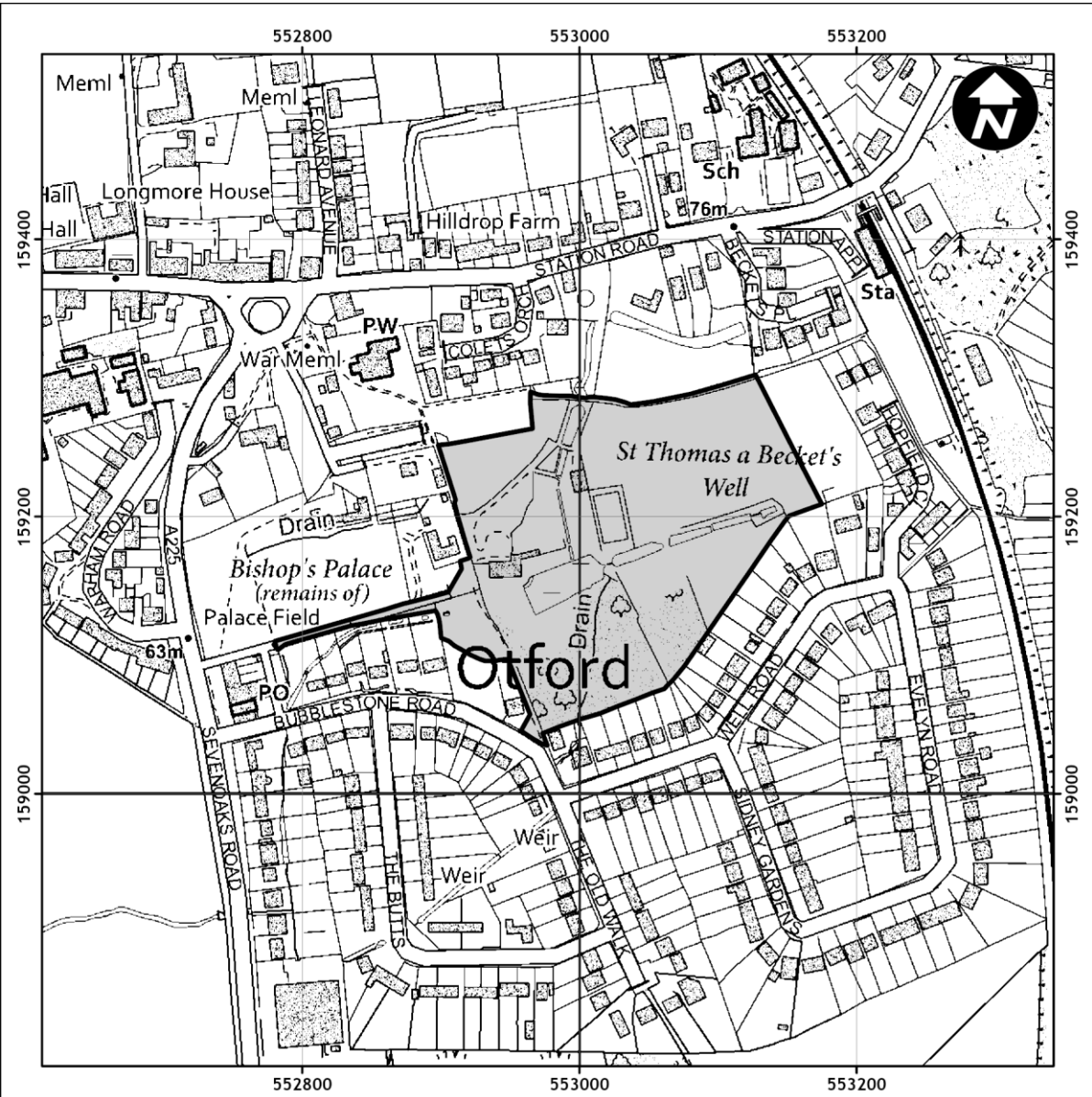
Contact Officer(s):

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Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:5,000
 Date 01/11/2021



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 Ordnance Survey 100019428.

BLOCK PLAN

