

4.3 21/03318/DETAIL Date expired 26 November 2021

Proposal: Details pursuant to condition 2 (roof lights) of planning permission 21/02431/LBCALT.

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 Condition 2 pursuant to 21/02431/LBCALT is discharged

#### **Description of site**

1 The application site comprises of a detached Grade II listed property

#### **Description of proposal**

2 The application seeks the discharge of condition 2 pursuant to 21/02431/LBCALT.

#### **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 - 01/10/21

#### **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 constraint applies:
- Grade II Listed Building

## Consultations

- 8 Conservation Officer - Support: “The section detail drawing confirms that the roof light will sit flush with the roof slope and Condition 2 may be discharged in terms of Policy EN4.”

## Representations

- 9 None received

## Chief Planning Officer’s Appraisal

- 10 The main planning consideration is:
- Impact on the Listed Building

## Impact on the Listed Building

- 11 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).
- 12 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.
- 13 The installation of a roof light was approved in principle under 21/02431/LBCALT. Condition 2 of the permission read:
- “The roof light(s) hereby granted consent shall have steel or cast metal frames with central vertical glazing bar] fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Prior to their installation, elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5 will be submitted to and approved in writing by the local planning authority”.
- 14 The applicant has submitted detailed drawings including a detailed section drawing of the proposed roof light and a drawing showing the proposed joinery details. The details are consistent with the approved scheme and show that the roof light would sit flush within the roof plane which would be appropriate within the historical context of the building. SDC’s conservation officer has considered the detailed drawings and has no objection.

- 15 It is therefore considered that the details would preserve the special interest of the listed building in accordance with EN4 and therefore would meet the requirements of condition 2

### **Conclusion**

- 16 The proposals would preserve the special interest of the listed building.
- 17 It is therefore recommended that Condition 2 pursuant to 21/02431/LBCALT is discharged.

### **Background papers**

Site and block plan

Contact Officer(s):

Hannah Donnellan: 01732 227000

**Richard Morris**  
**Chief Planning Officer**

[Link to application details:](#)

[Link to associated documents:](#)



# Site Plan

Scale 1:5,000  
Date 26/11/2021



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