

4.4 21/03246/DETAIL Date expired 26 November 2021

Proposal: Details pursuant to condition 3 (window details) 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 3 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 3 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 glazing bar detail drawing confirms that the bars are structural, functional elements, as required. The new, timber framed window complements existing, adjacent windows and Condition 3 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 replacement of the window was approved in principle under 21/02431/LBCALT. Condition 3 of the permission read:
- “Prior to the commencement of works, window details (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in 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. The development shall be carried out in accordance with the approved details”
- 14 The applicant has submitted detailed drawings including a detailed elevation drawing, section drawing showing the cill detail, jamb detail, head detail, and glazing bar. The window would fit with limited intervention to the historic fabric and would be appropriately detailed appropriate with the historic context of the heritage asset and would be entirely consistent

with the approved scheme. 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 3

### **Conclusion**

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

- 17 It is therefore recommended that Condition 3 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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