

4.3 -SE/16/03876/LBCALT Revised expiry date 3 July 2017

**PROPOSAL:** Proposed Single Storey Orangery with minor internal alterations and external alterations including refurbishment of casement windows and one velux window, thermal insulation of attic space and re-positioning of downstairs toilet to Listed Building

**LOCATION:** Colgates, Shoreham Lane, Halstead Kent TN14 7BY

**WARD(S):** Halstead, Knockholt & Badgers Mount

#### **ITEM FOR DECISION**

This application is referred to Development Control Committee as the application is being made by Councillor Firth.

**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 materials to be used in the construction of the development shall be those indicated on the approved plan 5865-2 Rev E; 3 Rev A.

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

3) Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale of no less than 1:10 and joinery details 1:5 and glazing bar 1:2.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

4) An elevation of a scale of no less than 1:10 and horizontal and vertical section drawings of a scale no less than 1:50 'as existing' and 'as proposed' shall be provided for the dormers showing the method of installation of insulation, specification of materials and any changes that may occur as a result of insulating the dormers.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: 5865-1; 2 Rev E; 3 Rev A (excluding the Dormer

window joinery details)

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

### **Informative**

- 1) The slim double-glazing should be of a traditional detailing with true glazing bars and the glazing panels puttied into the frame.

### **Description of proposal**

- 1 Proposed Single Storey Orangery with minor internal alterations and external alterations.

### **Description of site**

- 2 Colgates is a Grade II listed detached dwelling located within a rural location approximately 0.75km to the east of Halstead village.

### **Constraints**

- 3 Grade II Listed
- 4 Biodiversity Opportunity Area
- 5 Metropolitan Green Belt

### **Policies:**

#### *SDC Core Strategy:*

- 6 Policy SP1

#### *SDC Allocations and Development Management Plan (ADMP):*

- 7 Policies EN1, EN4

#### *Other:*

- 8 National Planning Policy Framework (NPPF)
- 9 National Planning Policy Guidance (NPPG)
- 10 Halstead Village Design Statement:

### **Relevant planning history**

- |    |               |  |       |            |
|----|---------------|--|-------|------------|
| 11 | 74/00028/HIST | The erection of a lounge utility room and hall extension                                   | GRANT | 30/08/1974 |
|    | 84/00781/HIST | Reconstruction of barn/coach house to provide garage, workshop, general and garden storage | GRANT | 19/07/1984 |

88/01477/HIST	Pool and Enclosure	GRANT	15/11/1988
89/00853/HIST	Single storey building tiled roof for workshop and showroom display area. Outline	REFUSE	18/07/1989

**Consultation:**

*Halstead Parish Council*

12 Support. The Parish Council supports this application.

*Sevenoaks District Council Conservation Officer:*

13 It is considered that the proposal will cause no harm but preserve the special interest of this building and I have no objections to Listed Building Consent being granted, subject to adding the following conditions to the grant of consent.

Suggested conditions:

Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale no less than 1:10 and joinery detail 1:5 and glazing bars 1:2.

The following informative should be added: The slim double-glazing should be of traditional detailing with true glazing bars and the glazing panels puttied into the frame.

An elevation of a scale no less than 1:10 and horizontal and vertical section drawings of a scale no less than 1:5 'as existing' and 'as proposed' should be provided for the dormers showing method of installation of insulation, specification of materials and any changes that may occur as a result of insulating them.

*Society for the Preservation of Ancient Buildings:*

14 “There is no objection to the removal of the existing extensions, and the proposal is a logical way of linking the different elements of the existing house. We are particularly pleased to see the effort which has been taken in making the new orangery roof self supporting, thus avoiding any intrusion into the existing structure of the building which we understand is 16th century in places.

15 We appreciate that lead is an expensive material, and presume that this is why Sarnafil has been chosen to form gutters. However, this is not a material that would normally be considered to have the longevity expected of alterations to listed buildings. We wondered whether other sheet metals have also been considered? For instance, terne-coated stainless steel can be laid in long lengths without the stepped falls that lead requires, and would generally be considered more durable.”

*Ancient Monument Society:*

16 No response received

*The Council for British Archaeology:*

17 No response received

*Georgian Group:*

18 No response received

*Victorian Society:*

19 No response received

**Representations**

20 No representations received.

**Chief Planning Officer's Appraisal**

*Impact upon the Listed Building*

- 21 The Listed Buildings and Conservation Area Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 22 The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 23 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.
- 24 Applications will be assessed with reference to the following:
1. the historic and / or architectural significance of the asset;
  2. the prominence of its location and setting; and
  3. the historic and/or architectural significance of any elements to be lost or replaced.
- 25 The proposal would result in the demolition of a modern existing single storey flat roofed infill between the properties existing study and drawing room measuring 4.2m by 3.3m rising to a height of 2.8m.

- 26 The proposed extension would incorporate a flat roofed extension with a lantern above measuring 6.5m by 3.3m rising to a height of 3.5m. An existing window located within the drawing room will be removed to create an access from the new Orangery into the drawing room and will be relocated to the southern wall of the drawing room. The materials would comprise of brick walls to match the existing house, with timber doors and windows and lead grey Sarnafil membrane to the flat roof. The membrane would not be visible and will protect the character of the building.
- 27 An existing Velux roof light on the south facing roof would be replaced with a conservation style roof light.
- 28 Two north facing dormer windows would be replaced with slim line double-glazed windows.
- 29 Internally the proposal would incorporate the:
- a) widening of the opening between the dining room and the proposed conservatory;
  - b) Infilling of the door between the kitchen and the dining room;
  - c) re-location of the internal kitchen door;
  - d) removal of an existing internal hardwood studwork wall;
  - e) installation of double doors and relocating external window to the opposite side of the drawing room (within the 20<sup>th</sup> century extension);
  - f) thermally insulating the attic space serving the second floor bedrooms;
  - g) creation of a new toilet within the link between the kitchen and the swimming pool incorporating a new window relocated from the toilet demolished through the creation of the new conservatory.
- 30 The internal plasterwork would match the existing dwelling.
- 31 The proposal would replace an existing modern single storey extension of limited architectural merit located between an 18<sup>th</sup> century two-storey elevation and a 20<sup>th</sup> century single storey extension with a hipped roof.
- 32 The proposal would incorporate a brick Orangery of a subservient traditional design with a roof lantern which would not be out of character with the existing dwelling. The Orangery would be self-supporting resulting in a design which would not impact detrimentally upon the fabric of the historic building. Whilst part of the external wall of the 18<sup>th</sup> century extension would be covered with a dry-lining system this would be reversible if required by future owners and accordingly would be acceptable. The use of a Sarnafil roof would not be visible and accordingly its use would protect the character of the building. The re-location of the drawing room window to the southern side of this 20<sup>th</sup> century building would not impact on the historic fabric of the building and would incorporate an acceptable design.
- 33 The current roof light on the southern elevation is of a large bulky design and its replacement with a conservation roof light would improve the appearance of the roof.

- 34 The proposal incorporates the replacement of the casement dormer windows which date from the 20<sup>th</sup> century and possess no historic value. The proposed slim line double-glazing with a glazing pattern matching the windows below is acceptable in principle. Concern is raised in respect to the joinery detailing however a condition could be imposed to ensure that an acceptable standard of joinery and detailing is incorporated.
- 35 Internally the proposal would widen the opening between the dining room and the proposed extension which would re-instate the opening to a previous width and the replacement of a modern door with a side-hung double door with traditional detailing would not have a detrimental impact upon the historic fabric of the building.
- 36 The infilling of the door between the kitchen and dining room would block up a modern opening with a blind door enabling the opening to be re-instated at a later date.
- 37 The re-location of the internal kitchen door and the removal of the internal hardwood studwork wall would not impact upon the significance of the building. The changes to the 20<sup>th</sup> century single-storey extension would not impact upon the character of this part of the building or affect the significance of the older elements of the house and accordingly would be acceptable.
- 38 The re-located toilet to the link between kitchen and the swimming pool incorporating an existing window would be located within a modern addition to the listed building ensuring that the historic fabric and setting is unaffected.
- 39 The thermal insulation of the attic space as confirmed by our Conservation Officer is acceptable in principle. No details have been submitted to show that the proposed insulation material could be accommodated within the dormer cheeks without making changes to the proportions of the dormer frames and windows. This issue could potentially be addressed through the inclusion of a condition requiring further information.
- 40 The proposal would incorporate an appropriate design which would not impact detrimentally upon the fabric of the listed building and would conserve the character, appearance and setting of the listed building ensuring that the proposal would meet the requirements of the NPPF and policy EN4 of the ADMP.

## Conclusion

- 41 The proposal would incorporate an appropriate design which would not impact detrimentally upon the fabric of the listed building and would conserve the character, appearance and setting of the listed building ensuring that the proposal would meet the requirements of the NPPF and policy EN4 of the ADMP.

Recommendation - Grant subject to conditions

## **Background papers**

Site and block plans

Contact Officer(s): Guy Martin Extension: 7351

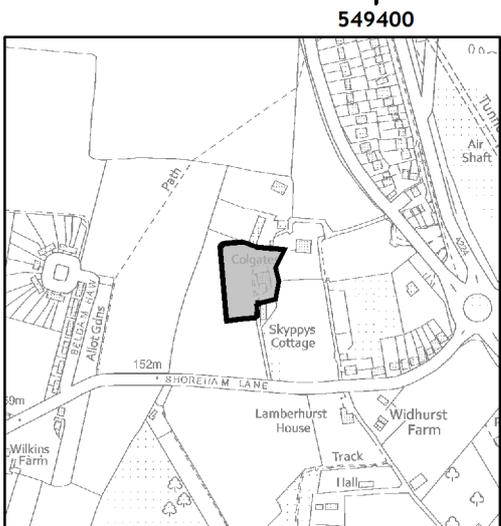
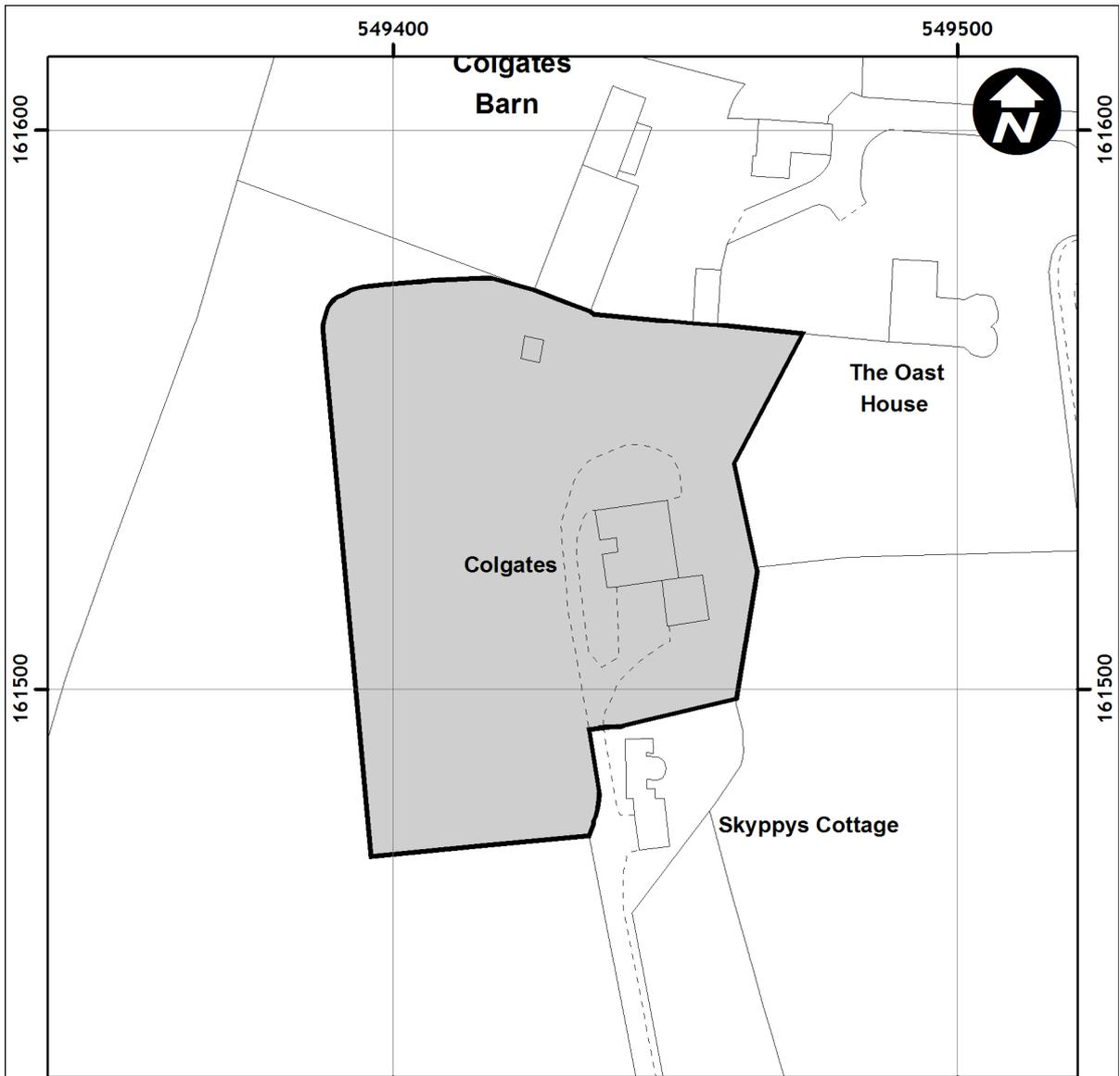
**Richard Morris -  
Chief Planning Officer**

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OIAFBEBKK9S00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OIAFBEBKK9S00>



**Site Plan**

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Scale 1:1,250  
Date 25/05/2017

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 DISTRICT COUNCIL  
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 Ordnance Survey 100019428.

**Block Plan**

