

5.03 - SE/11/02707/LBCALT Date expired 15 December 2011

PROPOSAL: Extension and renovation of listed farmhouse including conversion of associated farm building.

LOCATION: Ludwells Farmhouse, Spode Lane, Cowden TN8 7HN

WARD(S) Cowden and Hever

#### ITEM FOR DECISION

This application has been referred to the Development Control Committee since the Officer's recommendation is at variance to the view of the Parish Council and in the absence of a Ward Member for the area.

**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) No works shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby granted consent have been submitted to and approved in writing by the Council. The works shall be carried out using the approved materials.

To conserve the significance of the Listed Building as supported by the National Planning Policy Framework.

3) No works shall take place until all door and window details, at a scale of not less than 1:20 have been submitted to and approved in writing by the Council. The works shall be carried out in accordance with the approved details.

To conserve the significance of the Listed Building as supported by the National Planning Policy Framework.

4) No works shall take place until a detailed method statement has been submitted to and approved in writing by the Council. The method statement shall include the works required for the underpinning of the walls and chimney of the house, the works required for the lowering and tanking of the ground floor, and the works proposed at the junction of the original house and the extension. The development shall be carried out using the approved statement and shall be completed before the first occupation of the extension hereby permitted.

To conserve the significance 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: H10-907-001 Revision A, 002, 003, 004, 005 Revision A, 006,

007 Revision A, 010 Revision A, 011 Revision A, 012 Revision E and 013.

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

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

South East Plan 2009 - Policy BE6

Sevenoaks District Core Strategy - SP1

National Planning Policy Framework

The following is a summary of the main reasons for the decision:

The development would respect the fabric, character and setting of the Listed Building.

#### Description of Proposal

- 1 The application seeks the approval of the erection of a two storey side extension to the main house, a link addition to the rear and a separate two storey addition. Approval is also sought for a basement area under the proposed rear extension and terrace area and the conversion of an existing former store building to provide additional accommodation.
- 2 The proposed two storey side extension would be located where an existing single storey side projection lies. This addition is proposed to tie into the main house with a large hip end over the extension.
- 3 The two storey link addition is proposed to be a mainly glazed structure, with a low flat roof, that would provide a new entrance to the building. The proposed two storey rear extension would again have a lower ridge height than the main house and would possess a traditional appearance, with a slight overhang at first floor level. The proposed basement area would be located partly below the proposed rear addition and link, and partly beneath a proposed terrace to the rear of the main house.
- 4 The proposed conversion involves a former store building, located to the north-east of the main house, at the end of what appears to be the residential curtilage of the property. The conversion would provide accommodation over two floors with minimal external alterations to the building.

#### Description of Site

- 5 The application site comprises a large two storey detached dwelling, with accommodation in its roof, several detached outbuildings and an associated curtilage located in a remote setting off of Spode Lane. Development in the area is sparse with a converted barn standing adjacent to the site to the north-west and several other residential properties sited back towards Spode Lane. The site is fairly well screened from long distant views but the site is open in places to views from within the locality of the main house.

## Constraints

- 6 The main Farmhouse building is Grade II Listed and the Apple Store is curtilage Listed.

## Policies

### *South East Plan*

- 7 Policy– BE6

### *Sevenoaks District Core Strategy*

- 8 Policy– SP1

### *Other*

- 9 The National Planning Policy Framework (NPPF)

## Planning History

- 10 SE/11/02706 - Full planning application for the erection of an extension and renovation of listed farmhouse including conversion of associated farm building and rationalisation of outbuildings. Pending consideration.

## Consultations

### *Parish / Town Council*

- 11 Comments received– 16.11.11.

‘Members of the Planning Committee of Cowden Parish Council have recently considered the planning applications referenced above. Members unanimously resolved not to support these applications on the grounds that:

- i) Members consider the proposed development to be excessive, particularly in terms of potential overdevelopment;
- ii) Members expressed doubt about the provenance of occupation of the Apple Store;
- iii) Members expressed doubt in respect of the percentage increase of the proposed extension in relation to the claimed provenance of the office cabins and other outbuildings.’

### *The Society For The Protection of Ancient Buildings (SPAB)*

- 12 Comments received – 28.11.11.

SPAB initially raised strong concerns about elements of the proposed works to the Farmhouse. However, after a meeting on site and further consultation SPAB have accepted the justification for the works and offered their support of the proposal. See file notes for full comments.

## *Conservation Officer*

### 13 Comments received – 14.12.11.

‘Following detailed discussions, I consider that the proposed extension would be appropriate in terms of location in relation to the existing house, scale and design. With regard to the proposed alterations to the existing building however I am not convinced that the reduction of the ground floor level, underpinning and tanking is justified in terms of the impact on historic fabric or is in any way necessary. Specialist advice should be sought to find a less drastic means of dealing with the perceived problem. In addition I am not convinced that all the existing windows need to be replaced. In summary this application is not yet at a stage where a positive recommendation can be made.’

### *Further comments*

### 14 Comments received – 08.02.11.

‘Following a site meeting held on 10/01/2012 the various issues raised by myself and by SPAB have been further discussed and since resolved. There are now no objections to the proposed underpinning and lowering of the ground floor levels (part) as these have been shown to be necessary in the particular circumstances of the site and the building. I therefore recommend consent subject to conditions relating the samples/details of materials, details of doors and windows (to be painted timber throughout), a detailed method statement in respect of various works e.g. underpinning new flooring.’

## Representations

### 15 None received.

## **Head of Development Services Appraisal**

### 16 The main issues in this case are the potential impact on the Listed Buildings.

## Principal Issues

### *Impact on the Listed Buildings*

17 The NPPF 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.

18 The proposal involves works to the Farmhouse in addition to the proposed side and rear extensions. The additions to the house are generally supported by SPAB and the Council’s Conservation Officer. The extension to the side of the house replicates the general design of the existing building, using matching finishing materials, tying into the roof of the existing property and having the same depth as the dwelling.

19 The proposed link extension provides a modern break between the main house and the proposed rear extension, both of which are wholly acceptable in terms of their design and scale given the size and appearance of the main house.

- 20 The additional works to the building include the underpinning of the existing foundations of the building and the lowering of the floor, at ground floor level, in the proposed dining and family rooms. These works have the potential to have a significant effect on the fabric of the building, hence the concern initially raised by SPAB and the Council's Conservation Officer.
- 21 At a meeting on site, including a representative from SPAB and the Conservation Officer, further explanation for these structural works was provided. The site is found on clay and a high water table is evident. This combined with the shallow foundations has led to movement within the building, apparent from the fractures in the south and west elevations, floor distortions and cracking to the inglenook fireplace.
- 22 To combat this issue the applicants structural engineer has proposed a combination of dropping the internal floor level of the ground floor of the part of the house most affected, which are not original features of the building, and underpinning the foundations of the dwelling.
- 23 Since it has been demonstrated that these measures are required to ensure the retention of this Grade II Listed Building both SPAB and the Conservation Officer have agreed that, subject to several conditions including one relating to a detailed method statement regarding the structural works to the building, the proposed works are acceptable.
- 24 No objections are raised by SPAB or the Conservation Officer with regards the conversion of the Apple Store or the erection of the detached outbuilding. As explained above works required to convert the Apple Store are minimal and the outbuildings to be removed are more recent additions to the site and therefore have no historic links to the main Farmhouse building.
- 25 Overall, it is therefore considered that the proposal would preserve the historic fabric, the character and the setting of the Listed Buildings.

#### Other Issues

- 26 None relating to this application.

#### Access Issues

- 27 None relating to this application.

#### **Conclusion**

- 28 It is considered that the proposed development would not significantly impact upon the historic fabric, character and setting of the Listed Buildings. Consequently the proposal is in accordance with the development plan and the Officer's recommendation is to approve.

#### **Background Papers**

#### **Site and Block Plans**

Contact Officer(s):

Mr M Holmes Extension: 7406

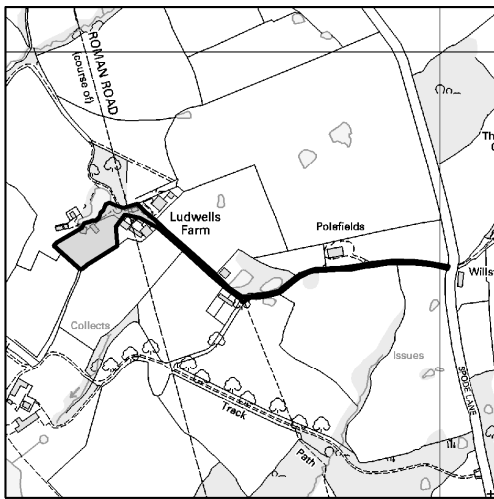
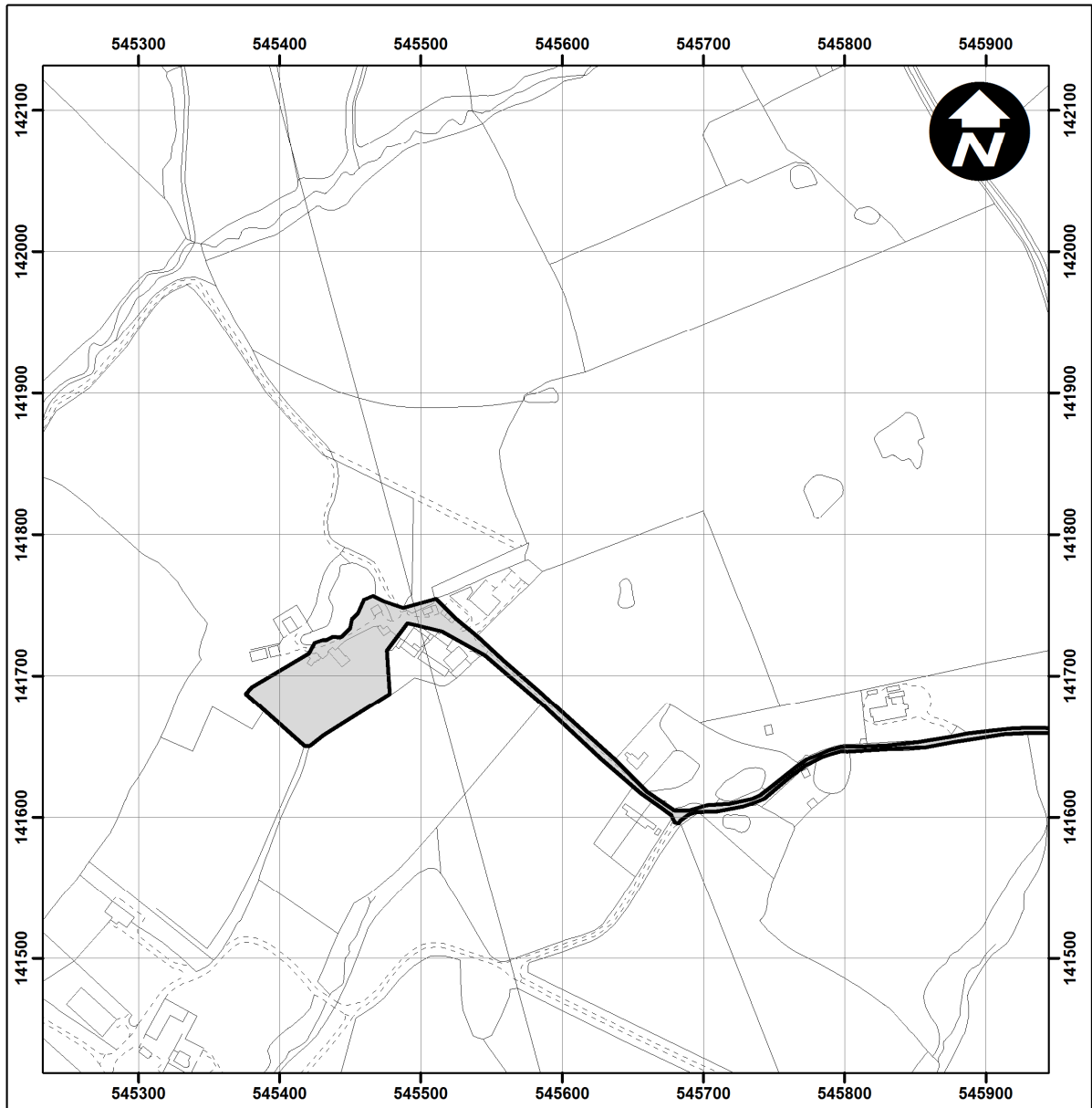
Kristen Paterson  
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LTCRIBK8V001>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LTCRIBK8V001>



# Site Plan

Scale 1:4,000  
Date 22.02.2012



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# BLOCK PLAN - PROPOSED

