

4.3 SE/12/00293/LBCALT Date expired 9 April 2012

PROPOSAL: Demolition of underground garage and workshop above and rear first floor bathroom area of house. Erection of a rear extension with room in roof. Basement access to new underground garage. Installation of dormer to rear elevation. Replace windows and doors to sun lounge, replacement windows and doors throughout and widen access in Listed Wall with new doors to garage.

LOCATION: Redwalls, Combe Bank Drive, Sundridge, Sevenoaks TN14 6AD

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Piper as it is considered that this application is detrimental to the character and appearance of the Grade II Listed Wall and is therefore unnecessary.

RECOMMENDATION: That Listed Building Consent 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 external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) No development shall be carried out on the land until details of the new garage door, at a scale of not less than 1:20 have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 1 No. scaled site plan, drawing numbers 11/1110/02, 11/1110/04, 11/1110/05, 11/1110/06 received 13/02/12.

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:

The South East Plan 2009 - Policies CC6, BE1

Sevenoaks District Local Plan - Policies EN1, EN23

Sevenoaks District Core Strategy 2011 – Policies SP1, L08

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

The development would respect the character and appearance of the Listed wall

In formatives

1) For the avoidance of any doubt this consent only relates to the works to the listed wall only. Planning permission is required for the extensions to the dwelling.

Description of Proposal:

- 1 Works are proposed to the existing Grade II listed wall that encloses the site. An opening can be found within the existing wall that serves a garage. It is proposed to enlarge this existing opening to facilitate the use of the garage and proposed enlarged parking area.
- 2 This listed building consent application only relates to the works to the listed wall only. The other works as described by the description for the extensions to the dwelling do not require listed building consent. It must be noted that planning permission was refused under reference SE/12/00292, however listed building consent still needs to be considered on its merits.

Description of site:

- 3 The application site relates to detached chalet bungalow that forms part of a late '50s/'60s ribbon development that is found on the south western side of Coombe Bank Drive. The property has a modest rear garden that is totally enclosed by a 2.3- 2.5m high brick wall. Part of this wall found adjacent to the drive relates to this listed building consent. Within this wall there is an existing opening that is in a slightly poor condition and once used as an opening into a garage. Other openings can be found along the length of the wall serving other properties.
- 4 The property is located within Metropolitan Green Belt, Area of Outstanding Natural Beauty, Sundridge Conservation Area and within a Historic Park and Garden that once formed part of the Coombe Bank Estate.

Constraints:

- Green Belt
- Area of Outstanding Natural Beauty
- Grade II Listed wall
- Sundridge Conservation Area
- Historic Park and Garden

Policies:

South East Plan

5 Policies - CC6, BE1

Sevenoaks District Local Plan

6 Policies - EN1, EN23

Sevenoaks District Core Strategy

7 Policies - SP1, LO8

Other

8 NPPF

Relevant Planning History

9 12/00292 Demolition of underground garage and workshop above and rear first floor bathroom area of house. Erection of a rear extension with room in roof. Basement access to new underground garage. Installation of dormer to rear elevation. Replace windows and doors to sun lounge, replacement windows and doors throughout and widen access in Listed Wall with new doors to garage - REFUSED

02/01727 (Listed Building Consent) Demolition of existing underground garage and shed on top of garage. Proposed kitchen extension with cellar and utility room below and to widen gate in existing listed wall into proposed underground car park - GRANTED

02/01725 Demolition of existing underground garage and shed on top of garage. Proposed kitchen extension with cellar and utility room below and to widen gate in existing listed wall into proposed underground car park- - GRANTED

93/01289 Bedsit for elderly relative; conservatory; extra bedroom for existing house - GRANTED

Consultations

SDC Conservation Officer

10 No objection

English Heritage

11 Determine in accordance with local Policies

The Garden History Society

12 No comment

KCC Highways Officer

13 No objection

SDC Archaeology Officer

14 No comment.

Sundridge with Ide Hill Parish Council

15 Wishes the application to be refused for the following reasons:

“no obvious reason has been provided for the enlargement (both in width and height) of the gateway through a historic and listed wall that is a significant feature of the approach to a grade I listed building”

Representations

16 None received.

Group Manager - Planning Appraisal

Main considerations

17 The principle issue in this instance is whether the proposal conforms to section 12 of the National Planning Policy Framework (NPPF) and the impact of the proposed works upon the listed wall and conservation area.

18 Paragraph 132 of the NPPF states:

19 *“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.”*

20 Equally paragraph 133 of the NPPF states that local authorities should refuse consent for work which would result in harm to the significance of a designated heritage asset.

Impact upon the Listed Wall and conservation area.

21 Works are proposed to the Grade II listed wall whereby an existing opening has been formed in the past to create an access to a subterranean garage. This proposal wishes to enlarge the opening to ensure that the access meets current standards. The alterations proposed are considered to be not sufficient to warrant a refusal, as it is noticeable that other openings found serving other properties have been altered in the past, resulting in openings of variety of different styles and sizes. It would be necessary for further details of the brick and garage door to be submitted for further approval, as such a condition of this nature can be imposed. The alterations would not compromise the historic fabric/structure of the wall and both English Heritage and the Council’s Conservation Officer raise no objection to this proposal.

22 The scheme aims to enhance and preserve the setting and the historic fabric of the listed wall, as such no objection can be raised, as the alterations would conform to development plan policy

Other considerations

23 The highways officer raises no objection on highway matters.

- 24 With regard to the objection raised by the Parish Council, it is noticeable that other openings found within the wall have been altered in the past. In some sense this sets a precedence, however if this was not the case, there would be stronger case for refusal. As the works to the wall are not greatly significant and does enhance the appearance of the opening, I can see no reason to refuse this application.
- 25 In addition it must be noted that listed building consent was granted under SE/02/01727 for works to the wall that are not too dissimilar to the scheme as presented.

Conclusion

- 26 In light of the above, I do not consider the changes to the listed wall would have an unacceptable impact on its historic fabric and character and appearance of the conservation area/ Historic Park and Garden. I therefore recommend approval of this application.

Background Papers

Site and Block Plans

Contact Officer(s): Sean Mitchell Extension: 7349

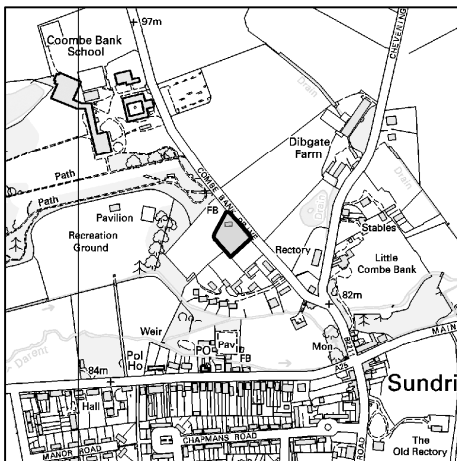
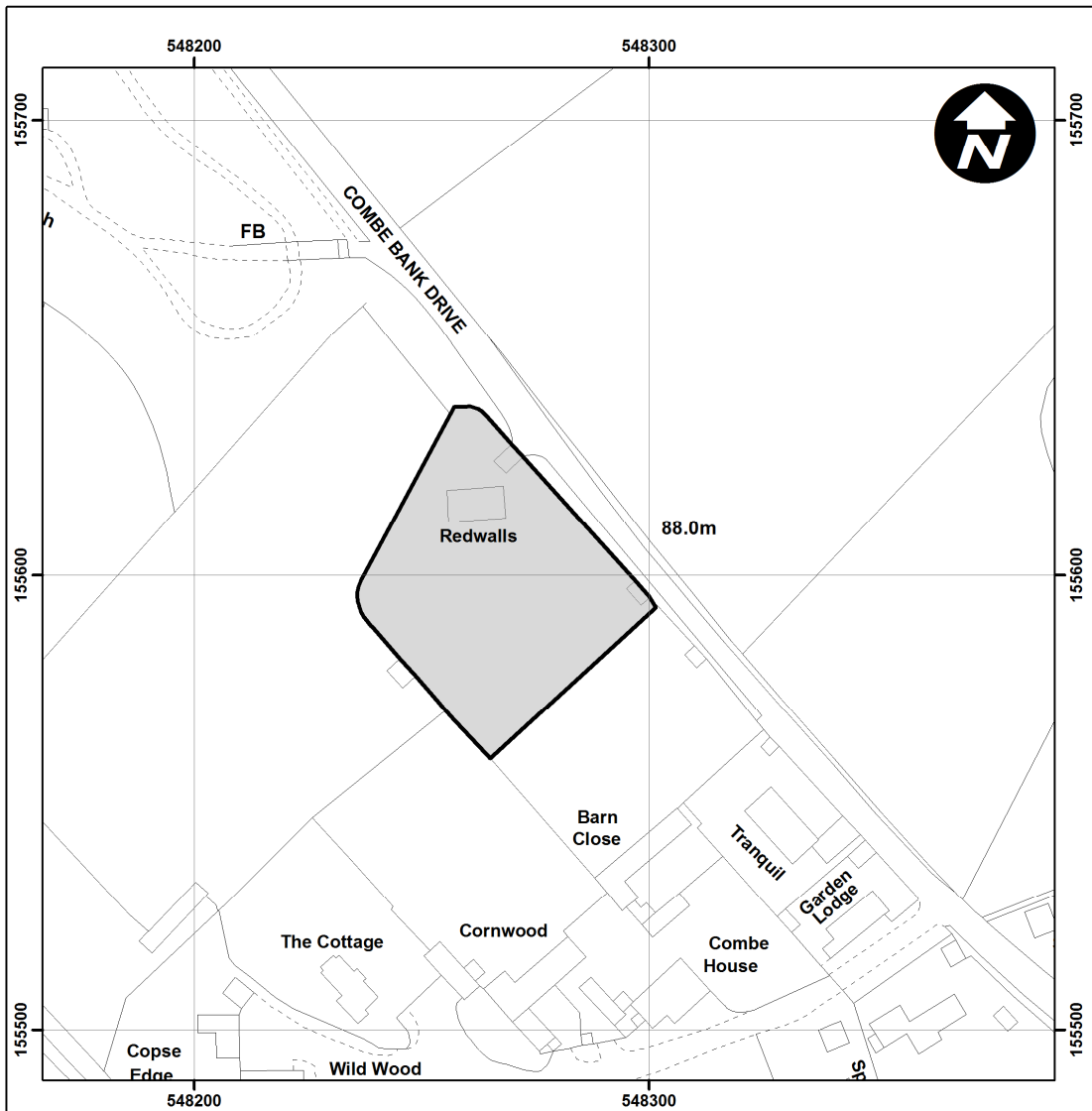
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LYT4Y8BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LYT4Y8BK8V000>



Site Plan

Scale 1:1,250

Date 06.06.2012



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