

4.5 - SE/13/01143/LBCALT Date expired 11 June 2013

PROPOSAL: Internal alteration for enhanced use of existing accommodation and provision of 2 No conservation rooflights to the East facing elevation.

LOCATION: The Chantry, The Green, Otford, Sevenoaks TN14 5PD

WARD(S): Otford & Shoreham

ITEM FOR DECISION

The application was called to Development Control Committee by Councillor Lowe as The Chantry is a Fourteenth century building and the oldest residential building in Otford. Together with the Pond and the Church it represents the heart of the medieval centre of the village. These windows would fail to preserve the historic integrity of the building and the wider environment. This conflicts with advice within the NPPF and policy EN23 of the Sevenoaks District Local Plan. Cllr Edwards-Winsor has agreed that the application should go to committee.

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 development shall be carried out in accordance with the following plans; 20130129-PL02 D, 20130129-PL03 and Design and Access Statement

In the interests of proper planning

3) Prior to works commencing, detailed drawings, in a recognised scale, of the adapted stairs and glass landing to the mezzanine, including junctions with historic fabric, shall be submitted to and approved in writing by the local planning authority.

To ensure that the appearance of the development enhances the character and appearance of the listed building as supported by the National Planning Policy Framework

4) Prior to works commencing, detailed drawings, in a recognised scale, of the junction with the historic structure of the new partitions for the mezzanine and ensuite, including an internal elevation of the new wall to the mezzanine, shall be submitted to and agreed in writing by the local planning authority.

To ensure that the appearance of the development enhances the character and appearance of the listed building as supported by the National Planning Policy Framework

Informatives

1) The applicant, agent or successor in title is referred to the comments regarding the Public Right of Way and that it must not be stopped or diverted and that no furniture,

fixtures or fitting must be erected over the Public Right or Way without consent. If further information is required they should contact the Public Rights of Way Office on 0845 345 0210

Description of Proposal

- 1 The proposal has three internal parts. The first is for internal alterations including the removal of the existing stair case in the Master Bedroom, and a new internal glass stair case in the first floor hallway which will provide access to the second floor. An internal partition wall is also proposed to the existing second floor mezzanine accommodation to enclose the room, although the historic fabric of the building will not be altered.
- 2 Secondly, a small ensuite is proposed in the first floor bedroom.
- 3 Lastly two external velux roof lights are proposed within the roof slope of the right flank elevation. The rooflights will be conservation style and measure 0.3 metres by 0.7 metres each. These will be set 1.4 metres high within the roof slope.

Description of Site

- 4 The application site is a dwelling that dates back to the 14th Century timber framed building and was originally a court hall. A further wing was added in the seventeenth century. The first floor is tile hung and the ground floor has exposed framing and brick noggin. It has a steeply pitched tiled roof, gabled to the north and hipped with gables to the south. The roof also has brick chimney stacks.
- 5 The Chantry has had some modern additions including the extension to the front and the internal mezzanine floor. The site is adjacent to St Bartholomew's Church, the Village War Memorial and Village Green.

Constraints

- 6 Grade 2* Listed Building
- 7 Conservation Area
- 8 Area of Outstanding Natural Beauty
- 9 Area of Archaeological Potential
- 10 Public Right of Way

Policies

Sevenoaks District Local Plan

- 11 Policies - EN1, H6B, EN23, EN25A

Sevenoaks Core Strategy

- 12 Policies - SP1, L08, L07

Other

- 13 National Planning Policy Framework
- 14 Conservation and Management Plan 2010 for Otford

Planning History

- 15 08/00674/FUL - Installation of gates to garage forecourt. Refused
- 07/03230/LBCALT - Provision of flat roof canopy over front entrance door. Granted
- 07/03228/FUL - Provision of flat roof canopy over front entrance door. Granted
- 07/00682/FUL - Retention of close - boarded fencing & metal gate on part of North & East Boundaries. Refused.
- 07/00680/LBCALT - Retention of close - boarded fencing & metal gate on part of North & East Boundaries. Refused.
- 06/02191/LBCALT - Single storey extension. As amended by plans received 4.09.200. Granted
- 06/02190/FUL - Single storey extension. Granted
- 06/00301/LBCALT - Repair the eastern roofslope and lowering existing cellar roof to normal ground level (See notes) Withdrawn
- 97/01278/HIST - Enlarge existing approved garage 2m in length. Granted.
- 97/00888/HIST - Details pursuant to condition 2 of permission SE/96/1177. Granted.
- 96/01177/HIST - Demolish existing timber garage and erect new brick built garage with tiled roof. As per amended plans received with letter dated 23.7.96. Granted
- 88/01747/HIST - Proposed formation of partition to first floor. Granted.
- 85/01774/HIST - GROUND FLOOR EXTENSION TO SIDE, DORMER WINDOW TO REAR FIRST FLOOR ELEVATIONS AND INTERNAL CONVERSIONS. Granted.
- 85/01463/HIST - ERECTION OF SINGLE STOREY EXTENSION AND FIRST FLOOR DORMER WINDOW. Granted.
- 83/01404/HIST - DEMOLITION OF LEAN TO SHED TO DWELLING. Granted.
- 82/00838/HIST - DETACHED DOMESTIC GARAGE. Granted

Consultations

SDC Conservation

- 16 The Chantry is a Grade 2 star listed 14th century building, originally a court hall, then converted in the 16th century into a dwelling. It has had a single storey

extension added a few years ago, at the front. A mezzanine floor has been added over the master bedroom, enclosing the landing on the other side up to the collars of the roof. The full height of the first floor up to collar level therefore can still be viewed in the landing, and throughout the length of the master bedroom and area where the mezzanine has been inserted.

- 17 This proposal includes two separate elements; the insertion of a small ensuite into the second larger bedroom on the first floor, and the closing off of the mezzanine from the master bedroom by inserting stud partitions from mezzanine floor to collar level, removing the stairs to the mezzanine that are currently in the master bedroom and reusing them as a new access from the ground to first floor stair landing, creating a glazed walkway from the mezzanine to the relocated stairs, within the landing, and inserting roof lights to light the new enclosed room.
- 18 I have no objection in principle to the insertion of a small ensuite as existing drainage can be used. Additional details of the junctions of the partitions with the timber frame will be required, but these could form a condition.
- 19 The insertion of stud partitions to the currently open side of the mezzanine will close off the view to the collar level of the roof trusses in this part of the first floor, completely. However, the full height will still be seen either side, in the master bedroom and the landing, and the proposed alterations will all, in principle, be reversible. No historic fabric will be altered. The structural glass landing and balustrades would be an imaginative, relatively lightweight and complementary contemporary addition to the landing area, without harming the special character of the building. I therefore have no objection in principle to this part of the proposal, but further details are also required for this. Some of these are described in the design and access statement but will be required in drawn form to confirm precise alterations.
- 20 Whilst roof lights are sometimes not considered to be appropriate in the context of historic roofscapes, these are discreetly positioned and will be difficult to see, and are located on the roof slope facing away from the church. Section drawings have been provided to illustrate the positioning of the rooflights flush with the tiles, and without the need to cut into any of the historic roof timbers. I have no objection to the roof lights.

Suggested conditions are as follows:

- 21 Prior to works commencing, detailed drawings of the adapted stairs and glass landing to the mezzanine, including junctions with historic fabric, shall be submitted to and approved in writing by the local planning authority.
- 22 Prior to works commencing, detailed drawings of the junction with the historic structure of the new partitions for the mezzanine and ensuite, including an internal elevation of the new wall to the mezzanine, shall be submitted to and agreed in writing by the local planning authority.

Conclusion: No objection in principle subject to the suggested conditions above.

Public Rights of Way

- 23 Thank you for your letter dated 23rd April 2013 with regard to the above application. Public Rights of Way Footpath SR49 runs down the access route to the property but I do not anticipate that it will be directly affected by the

development. I enclose a copy of the Public Rights of Way network map showing the line of this path for your information. The County Council has a controlling interest in ensuring that Footpaths are maintained to a level suitable for use by pedestrians and equestrians. Any maintenance to the higher level required for vehicular access would be the responsibility of the relevant landowners. Any damage caused by construction traffic must be repaired immediately at the expense of the applicant. Warning signs should be erected to inform delivery and construction traffic that this is a public footpath, to keep speed down and to give way to pedestrians. Vehicles must not be parked on the public right of way. The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs
- The duration of the closure is kept to a minimum
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

24 This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials, constructor's vehicles or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Parish / Town Council

25 We object to the addition of roof lights in a listed building on the village green.

Representations

26 Site Notice put up: 30.04.2013

27 Press Notice published: 02.05.2013

28 Two neighbours were consulted and no representations have been received.

Group Manager Planning Services Appraisal

29 The Planning (Listed Building and Conservation Areas) Act 1990 states that the proposal should protect the character and setting of the listed building. The National Planning Policy Framework applies, as does the guidance in PPS5 Practice Guide.

Impact on the Listed Building

- 30 The statutory test set out in The Planning (Listed Building and Conservation Areas) Act 1990 states that the proposal should protect the historic character and the setting of the listed building.
- 31 A heritage asset is defined in the NPPF as a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The Chantry is a Grade 2* listed building which forms part of the historic evolution of the village of Otford and therefore falls within the definition of a heritage asset.
- 32 Paragraph 132 of the NPPF states that ‘when considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the assets conservation’ and ‘that any harm or loss should require clear and convincing justification.’
- 33 With regard to the internal alterations no historic fabric of the listed building will be altered and the view to the roof trusses will be preserved from the master bedroom. The stair case will be a contemporary addition that would not harm the character of the building.
- 34 The ensuite bathroom will utilise the existing drainage and the Conservation Officer raises no objection to the proposal subject to a condition requesting details of the junctions of the partitions with the timber frame.
- 35 The velux windows proposed would not be cut into the roof timbers of the building. They are conservation style and will be discreetly positioned on the existing roof slope. Each roof light will measure 0.7 metres by 0.3 metre and will not dominate the roof slope.
- 36 Given this assessment the proposal will not result in any harm to the character, setting or fabric of the Listed Building and meets the requirement in the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.
- 37 The Conservation Officer has requested two conditions pertaining to the details of the internal alterations and these can be attached to any permission granted. Section drawings of the roof lights were submitted with the application and no further details are required.

Conclusion

- 38 In my view the proposal will not result in harm to the character or fabric of the Listed Building. It will meet the requirements of in the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Background Papers

Site and Block plans

Contact Officer(s):

Deborah Miles Extension: 7360

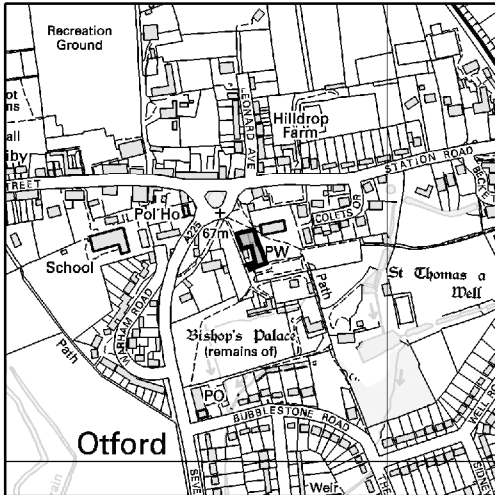
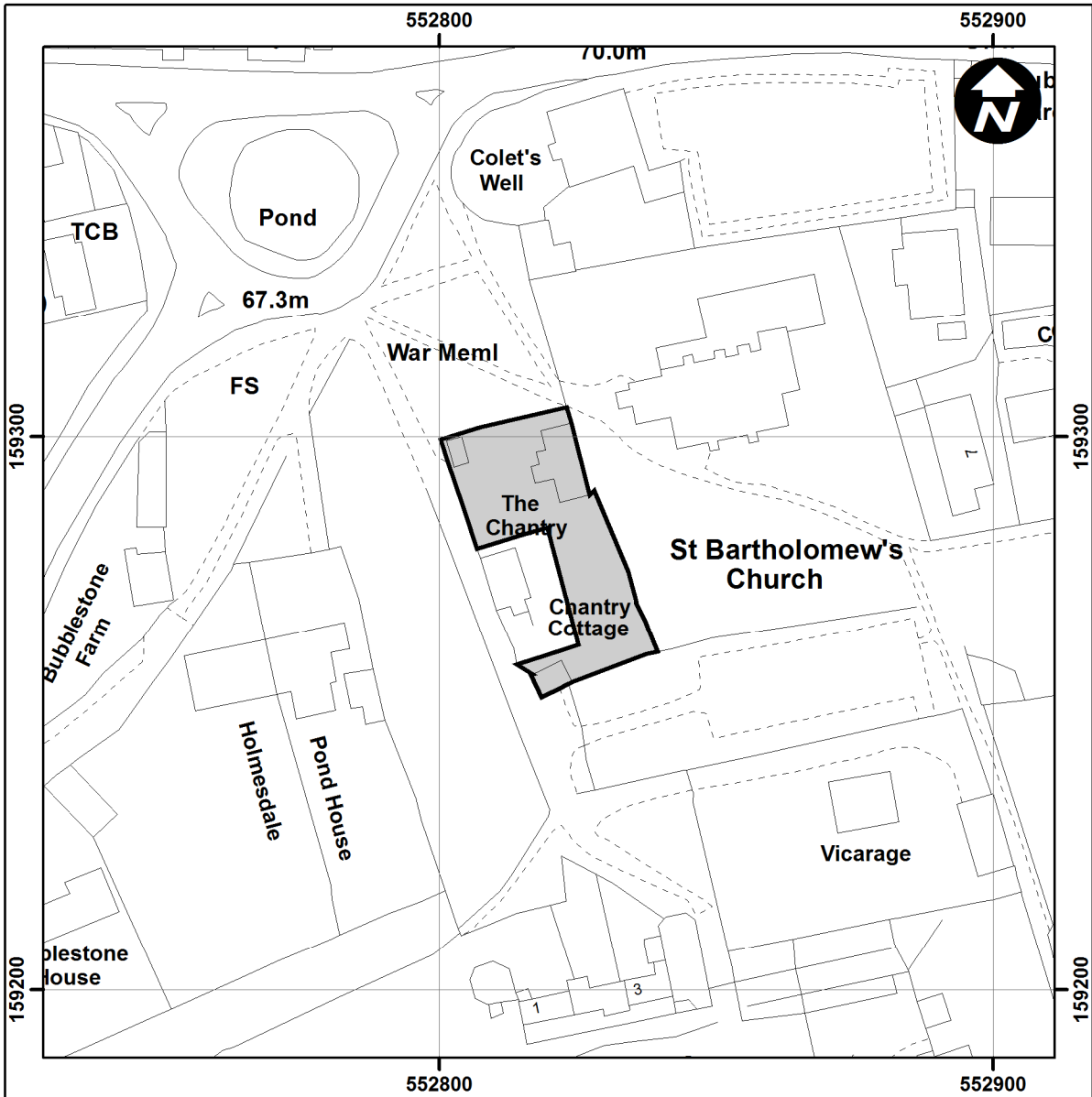
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MLCAEWBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MLCAEWBK8V000>



Site Plan

Scale 1:1,250

Date 25/06/2013



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