

5.05- SE/11/03105/LBCALT Date expired 23 January 2012

PROPOSAL: Conversion of existing public house into one 4 bedroom and one 3 bedroom dwelling. The conversion of the detached summer house into a two bedroom dwelling.

LOCATION: Kentish Yeoman, The Kentish Yeoman, 10-12 High Street Seal TN15 0AJ

WARD(S): Seal & Weald

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 at the request of Councillor Hogarth who has concerns about the loss of the pub as a service and facility that serves the local community.

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 development 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 maintain the integrity, character and settings of the Listed Buildings as supported by Planning Policy Statement 5: Planning for the Historic Environment.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 3656-PD-02 Revision C, 05 Revision A, 06 Revision B, 07 Revision C and 3656-04 Revision A.

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 BE6

Sevenoaks District Local Plan - Policies None relating to this application

Sevenoaks District Core Strategy 2011 - Policies None relating to this application

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

(Item No 5.05) 1

- 1 The application seeks the approval of the conversion of the existing public house into two dwellings, the conversion of the detached summer house into a separate dwelling and the construction of two new dwellings adjacent to the pub building.
- 2 The proposal to convert the pub building would result in minimal external alterations to the building. An existing porch to the north-east corner of the building is proposed to be removed and replaced, a small ground roof overhang is proposed to be removed from the front elevation and a single storey rear projection is proposed to be replaced.
- 3 The proposal to convert the existing summer house building would again result in some external alterations including additions to the northern and southern ends of the building, as well as the insertion of several velux roof lights into the roof of the building and alterations to the existing doors and windows.

Description of Site

- 4 The application site comprises a large detached pub building and its associate curtilage, which possesses a detached summer house building to the rear, a large rear garden area and a large area of hard standing along the eastern boundary of the plot. The side and rear boundaries of the site are bounded by some mature trees but views into the site from neighbouring properties, including the Seal Laundry site to the rear area available. The plot is fairly level, with the levels of the High Street dropping slightly from east to west.

Constraints

- 5 The main pub building is Grade II Listed and the small summer house building to the rear is curtilage Listed.

Policies

South East Plan

- 6 Policies– BE6

Sevenoaks District Local Plan

- 7 Policies– None relating to this application

Sevenoaks District Core Strategy

- 8 Policies – None relating to this application

Other

- 9 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

Planning History

- 10 SE/11/01732 Full planning application for the conversion of the existing public house into one 4 bedroom and one 3 bedroom dwelling, the conversion of the detached summer house into a two bedroom dwelling, construction of two new dwellings to incorporate one 4 bedroom, and one 3 bedroom units, together with associated parking facilities. Pending consideration

Consultations

Seal Parish Council

11 Comments received on 20.12.11 'Objection

- The Kentish Yeoman public house is situated centrally in Seal High Street and has traditionally been of importance to the vibrancy of the village and its associated community.
- Policy L07 of the Local Development Framework seeks to resist the loss of community services and facilities, unless under exceptional circumstances the financial viability of that service cannot be sustained.
- The applications documents provide no clear evidence on this point, and any business plan or financial projections to substantiate justification of the loss of the community service.
- The applicant has stated that he has been frustrated in his proposals to develop the facility by planning restrictions, although the Parish Council is unaware of, or has not been consulted on any planning applications to date. The Council would have considered any such application in a sympathetic way, as it is aware of the need to support local businesses.
- The Parish Council is conscious of local peoples' wishes to protect core services in the community and would view any application with sensitivity.
- There is evidence of the necessity for public houses in Seal as the remaining unit open is thriving, and with limited parking facilities is unable to cope with the current demand with inherent problems for local people.
- According to the local shops in the High Street, the closure of the Kentish Yeoman has already had a detrimental effect on their businesses.
- The Parish Council has carried out in 2010 a Parish wide questionnaire. Question 21 asked, "Do you think planning rules should be used to protect local pubs and shops from closure and conversion to housing if at all possible?" The response from Seal Ward of the Parish Council to this question was 84% in favour of the statement.
- Turning to the application details, it is the view of the Parish Council that the parking facilities shown in the application drawings are unacceptable, and would exacerbate the severe parking problems that pre-exist in the village of Seal.
- Furthermore, Policy L07 of the Local Development Framework states, "Exceptions will be made where equivalent replacement facilities are provided equally accessible to the population served". The change of use to this site as proposed does not satisfy that criteria.
- The Parish Council is also concerned that the proposal constitutes over-development of the site.'

Conservation Officer

12 Comments received on 03.01.12.

- 'These proposals follow detailed discussions. The listed building lends itself very well to a vertical subdivision and little is necessary in the way of alterations to achieve this. The removal of out of scale front porch would be an improvement to the appearance of the building. The additions proposed are modest, in scale and reasonably necessary to facilitate the residential uses. The agent has confirmed that no alterations are proposed to the cellar and that all the existing windows will be retained and refurbished. It is on this basis that I recommend consent to the conversion. This should be subject to samples/details of materials, no walls or fencing within the site except to the frontage as indicated. The conversion of the curtilage listed summer house is also acceptable, with the alterations shown and subject to the necessary details. The proposed removal of the unattractive modern store in the rear garden is welcomed.
- With regard to the proposed new houses, these would be in scale and character and enhance the CA. It is commendable that the architects have taken inspiration from the design of the long lost cottages originally on this site.'

Representations

13 None received.

Head of Development Services Appraisal

14 The main issue in this case is the potential impact on the fabric, character and setting of the Listed Buildings.

Principal Issues

Impact on the Listed Buildings

- 15 PPS5 states that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 16 As confirmed by the comments provided by the Conservation Officer, main pub building lends itself very well to a vertical subdivision and little is necessary in the way of alterations to achieve this. Support is also given to the removal of the existing front porch, which would be an improvement to the appearance of the building, and the additions proposed are modest, in scale and reasonably necessary to facilitate the residential uses.
- 17 The conversion of the curtilage Listed summer house is also deemed to be acceptable by the Conservation Officer.
- 18 On this basis the Conservation Officer has recommended approval to the proposed development, subject to several conditions. It is therefore considered

that the proposed scheme would preserve the fabric, character and setting of the Listed Buildings.

Other Issues

19 None relating to this application.

Access Issues

20 None relating to this application.

Conclusion

21 It is considered that the proposed development would not significantly impact the Listed Buildings. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

22 Site and Block Plans

Contact Officer(s): Mr M Holmes Extension: 7406

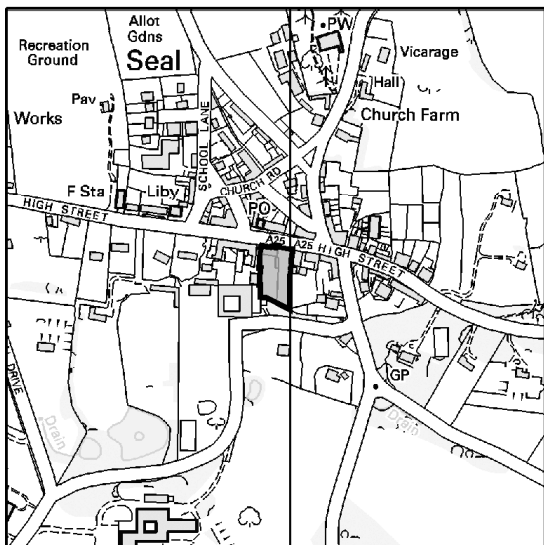
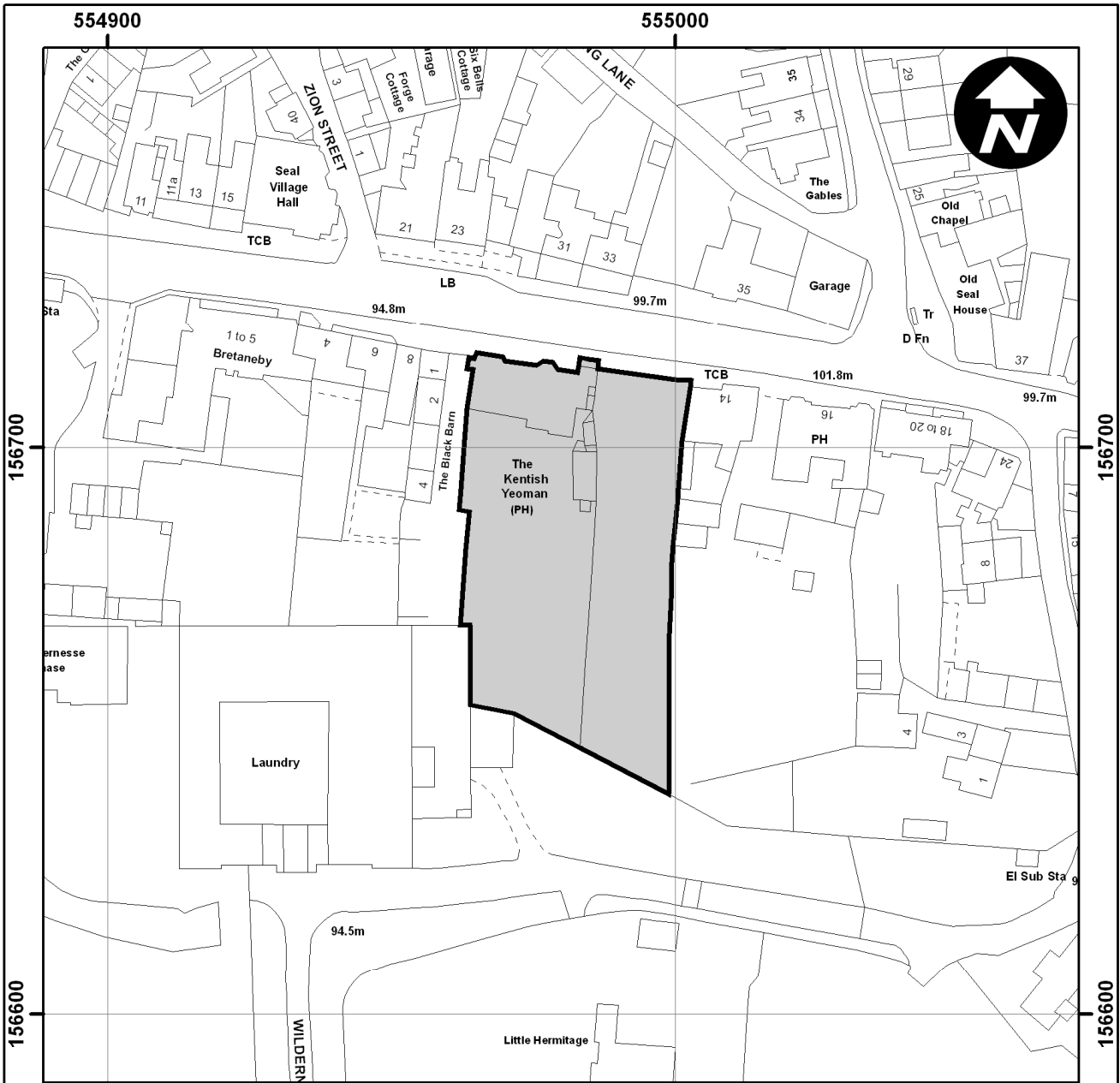
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LVGZLMBKOCRO0>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LVGZLMBKOCRO0>



Site Plan

Scale 1:1,250

Date 04/01/2012



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BLOCK PLAN

