

4.4 – SE/14/03832/LBCALT Date expired 12 February 2015

PROPOSAL: Subdivision of existing kitchen to form two rooms.
Reorganisation of space/area on ground floor of "Old Barn"
to form kitchen and family room, and repositioning of
staircase. Alterations to fenestration.

LOCATION: Gottys Hill, High Street, Cowden, Kent TN8 7JL

WARD(S): Cowden & Hever

ITEM FOR DECISION

The officer's recommendation is contrary to the Parish Council's. There is currently no Ward member for Cowden and as such this application must be determined at Development Control 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 proposed stud wall to be erected to subdivide the existing kitchen shall be constructed so that it can be removed at a future date without damaging the surrounding historic fabric of the Listed Building.

To maintain the integrity and character of the listed building as supported by EN1 of the Sevenoaks District Local Plan.

3) No development shall be carried out on the land until details of the external materials to be used for the works hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the Listed Building as supported by EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 2014/PL/202 Rev A date stamped 18 DEC 2014

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

Description of Proposal

1 'Subdivision of existing kitchen to form two rooms. Reorganisation of space/area on ground floor of "Old Barn" to form kitchen and family room, and repositioning of staircase. Alterations to fenestration.'

(Item 4.4)

- 2 The proposal is to add a stud wall to subdivide the existing kitchen to form two rooms. It is also proposed to remove walls within the existing utility, dining room, family room to create an open plan kitchen/family room and to relocate the staircase. Alterations to the fenestration of the property are also proposed with three windows in the ground floor of the eastern elevation being removed, two doors and windows are to be removed on the western elevation and replaced with three sets of sliding doors, a window and door on the northern elevation are to be removed and replaced with one larger window, and a window is to be removed on the south elevation and replaced with a door and window. All of the proposed works (bar the addition of a stud wall to subdivide the existing kitchen to form two rooms) relate to the modern extension to the listed building.
- 3 It is also noted from the plans that it is proposed to create an upper terrace on the existing terrace.

Description of Site

- 4 The application site comprises a two storey Grade II listed building located on the northern side of High Street, Cowden. The listing reads “Late mediaeval small hall house of 2 storeys and attic, 2 windows. Hipped tiled roof with compound ridge stack, diagonal shafts. Small dormer. Weather boarded on rubble foundation with brick quoins. Modern stone square projecting bay with tiled roof. 1st floor half dormer of circa 1600 with moulded eave boards and pendants. Various casement windows and some original small windows with diagonal mullions. Inside inglenook and much exposed timber. Huge arch braces and tie beams, both chamfered, and square crown post with one brace removed for insertion of chimney and now partly walled in.”

Constraints

- 5 Grade II listed
- 6 Area of Outstanding Natural Beauty
- 7 Metropolitan Green Belt

Policies

Sevenoaks District Core Strategy

- 8 Policy – SP1

Sevenoaks District Allocations and Development Management Plan Draft (ADMP)

- 9 Policy – EN4

Sevenoaks District Local Plan

- 10 Policy – EN1

Other

- 11 The National Planning Policy Framework (NPPF)
- 12 Planning (Listed Buildings and Conservation Areas) Act 1990

Planning History

- 13 11/00755/FUL - Construction of outside swimming pool including associated plant & hard landscaping (Retrospective) – Granted.
- 08/00494/LBCALT - Proposed first floor infill extension to existing covered balcony with associated minor internal layout alterations – Granted.
- 08/00488/FUL - Alteration to existing vehicle access position and construction of new driveway including stream culvert – Granted.
- 02/02008/LBCALT - Erection of a single storey timber framed glazed conservatory upon a dwarf wall. Minor elevational alteration – Refused.
- 02/02005/FUL - Erection of a single storey timber framed glazed conservatory. Minor elevational alteration – Refused
- 00/01125/LBCALT - Proposed Alterations to annexe to provide improved accommodation – Granted.
- 92/01678/HIST - Provision of field gate for periodic access to lower garden area – Granted.
- 90/01992/HIST - Alterations to rear dormer to provide new shower room, as amended by plans 8233.06A dated 27th Feb 91(LBC) – Granted.
- 90/01991/HIST - Alterations to rear dormer to provide new shower room, as amended by plan 8233.06A dated 27th Feb 1991 – Granted.
- 89/02169/HIST - Construction of extension to existing garage (LBC) – Granted.
- 89/02166/HIST - Extension to existing garage – Granted.
- SW/5/71/305 – Extension of existing garage and garden room to form bedroom, study and bathroom – Granted.
- SW/5/65/245 – Erection of a double garage and a garden building – Granted.
- SW/5/61/400 – Alterations and additions – Granted.

Consultations

Cowden Parish Council

- 14 “Planning application ref: SE/13/03832/LBCALT - Gottys Hill, High Street, Cowden
- 15 Members of the Planning Committee of Cowden Parish Council have recently considered the planning application referenced above.
- 16 Members noted the proposed changes to fenestration, which would require removal of leaded light windows to be replaced by plain glass. Members consider that such a change would not be in keeping and would detract from the character of the property.

17 In addition, Members raised questions regarding the provenance of buildings. The information provided with the planning application makes reference to the barn and the belief that this was converted in the 1970's. Members have questioned whether or not this is the case, with a view expressed that it may have been built (rather than converted) during the 1970's. The questions in respect of provenance, raise a further point as to whether or not the proposed development exceeds development allowable based on previous extensions made to the property. Members consider that there is a risk that further development at the site will result in loss of character to the original listed development.”

18 The Society for the Protection of Ancient Buildings – SPAB -

“Thank you for sending the Society details of this application for internal reordering and external alterations to this Grade II listed property.

The majority of the proposed alterations are within the existing envelope of the 1970s barn conversion and would not appear to have any impact upon the fabric of the historic core of the house. We therefore have no objection to this application.

However, we also note that the proposal includes the insertion of a new partition within the kitchen. We would suggest that this should be constructed so that it can be removed at a future date without damaging the surrounding historic fabric.”

SDC Conservation Officer

19 “No objection as all work relates to the modern extension. Please condition as per SPAB’s comments on the reversibility on the new stud wall within the historic core.”

20 No response from; Ancient Monument Society, The Council for British Archaeology, Georgian Group, Twentieth Century Society, Victorian Society.

Representations

21 None received.

Chief Planning Officer’s Appraisal

Principal Issues

Impact on the listed building

22 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

23 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 24 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.
- 25 The Society for the Protection of Ancient Buildings (SPAB) have outlined that the majority of the proposed alterations are within the existing envelope of the 1970s barn conversion and would not appear to have any impact upon the fabric of the historic core of the house. SPAB outline that they have no objection to this application. SPAB suggest a condition regarding the new partition wall within the kitchen and ensuring this is constructed so that it can be removed at a future date without damaging the surrounding historic fabric.
- 26 The Council's Conservation Officer has outlined that there is no objection to the work as it all relates to the modern extension. The Conservation Officer advises that SPAB's recommended condition on the reversibility on the new stud wall within the historic core should be attached.
- 27 I have discussed the proposed upper terrace with the Council's Conservation officer. The Conservation officer advised that there were no concerns with the creation of an upper terrace in regards to the listed building, as it would not harm the setting of the listed building.
- 28 With the proposed works being to the 1970s barn conversion and not to the historic dwelling it is considered that the proposed works would not harm the historic significance of the listed building or its setting. Concern was raised by the Parish Council regarding the loss of leaded light windows to be replaced by clear glass. The proposed alterations to the window and door openings occur within the modern section of the dwelling at this site. The existing window and door openings in this section of the building are of no historical significance. As such the loss of the existing window and doors openings is not of concern and would not harm the character and setting of the listed building.
- 29 As the proposal will have no harm on the historic significance of the listed building, the proposal complies with the NPPF and policy EN4 of the ADMP. It is considered that the proposed works would preserve the listed building and its setting, in compliance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Issues

- 30 Cowden Parish Council raised concerns regarding the provenance of buildings. The information provided with the planning application makes reference to the barn and the belief that this was converted in the 1970's. Members have questioned whether or not this is the case, with a view expressed that it may have been built (rather than converted) during the 1970's. The questions in respect of

provenance, raise a further point as to whether or not the proposed development exceeds development allowable based on previous extensions made to the property. Members consider that there is a risk that further development at the site will result in loss of character to the original listed development.

- 31 This application is for Listed Building Consent, not planning permission. Green Belt issues would be considered within a planning application but are not a material consideration for listed building consent applications. In any case the proposed works do not enlarge the building at Gottys Hill, High Street, Cowden.
- 32 The proposal includes alterations to the fenestration, which includes the insertion of folding doors, doors and windows which do not match in appearance the host property. In addition an upper terrace is proposed on top of an existing terrace. This upper terrace would be over 300mm from natural ground level. In addition to Listed Building Consent, planning permission would be required for these works.

Access Issues

- 33 None relating to this application.

Conclusion

- 34 I consider that the proposed development would conserve the significance of the listed building. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Contact Officer(s): Hannah Weston Extension: 7387

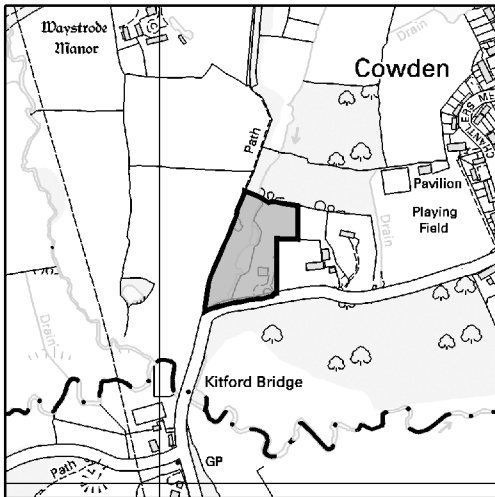
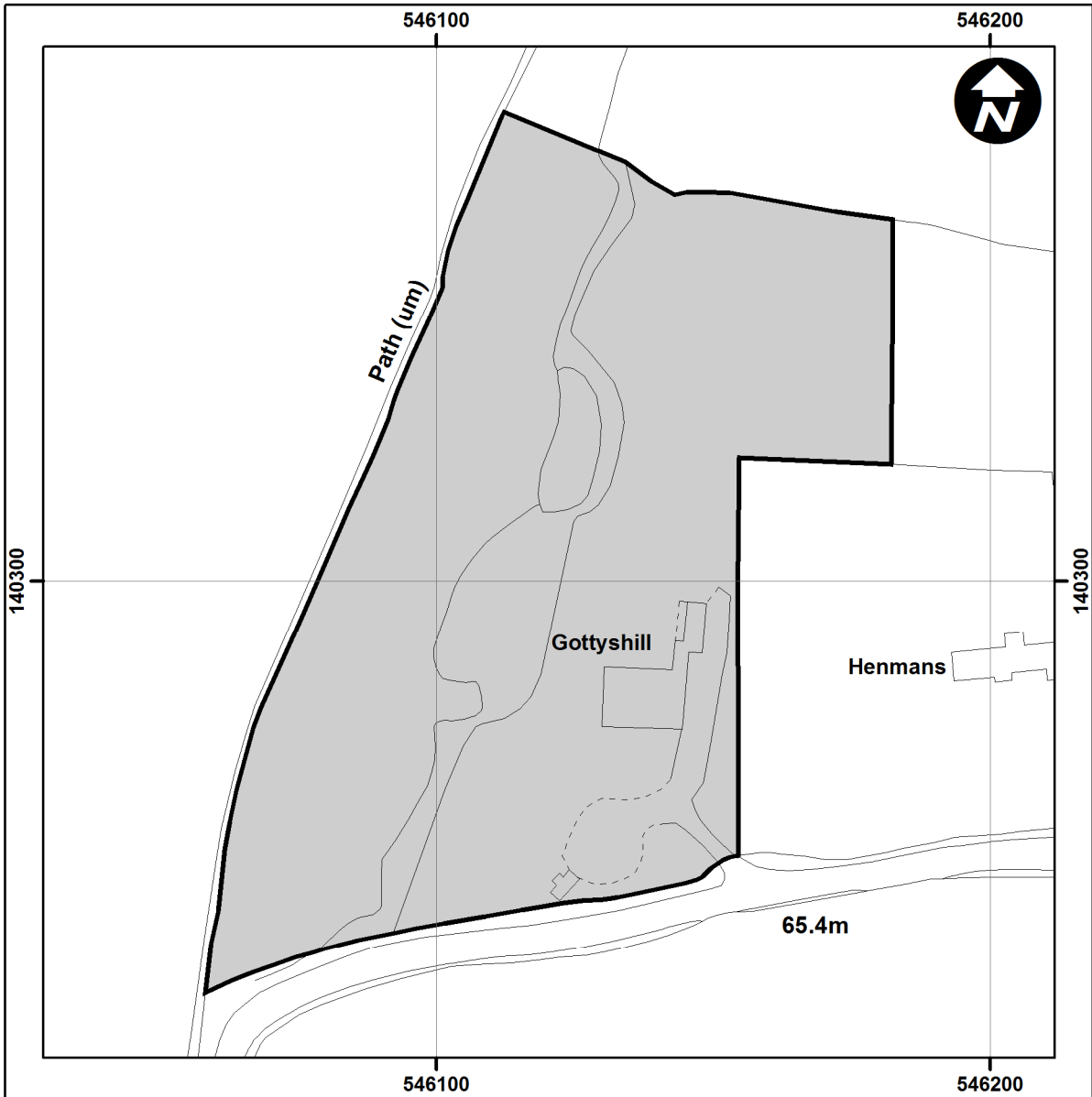
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NG9KEHBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NG9KEHBK0L000>



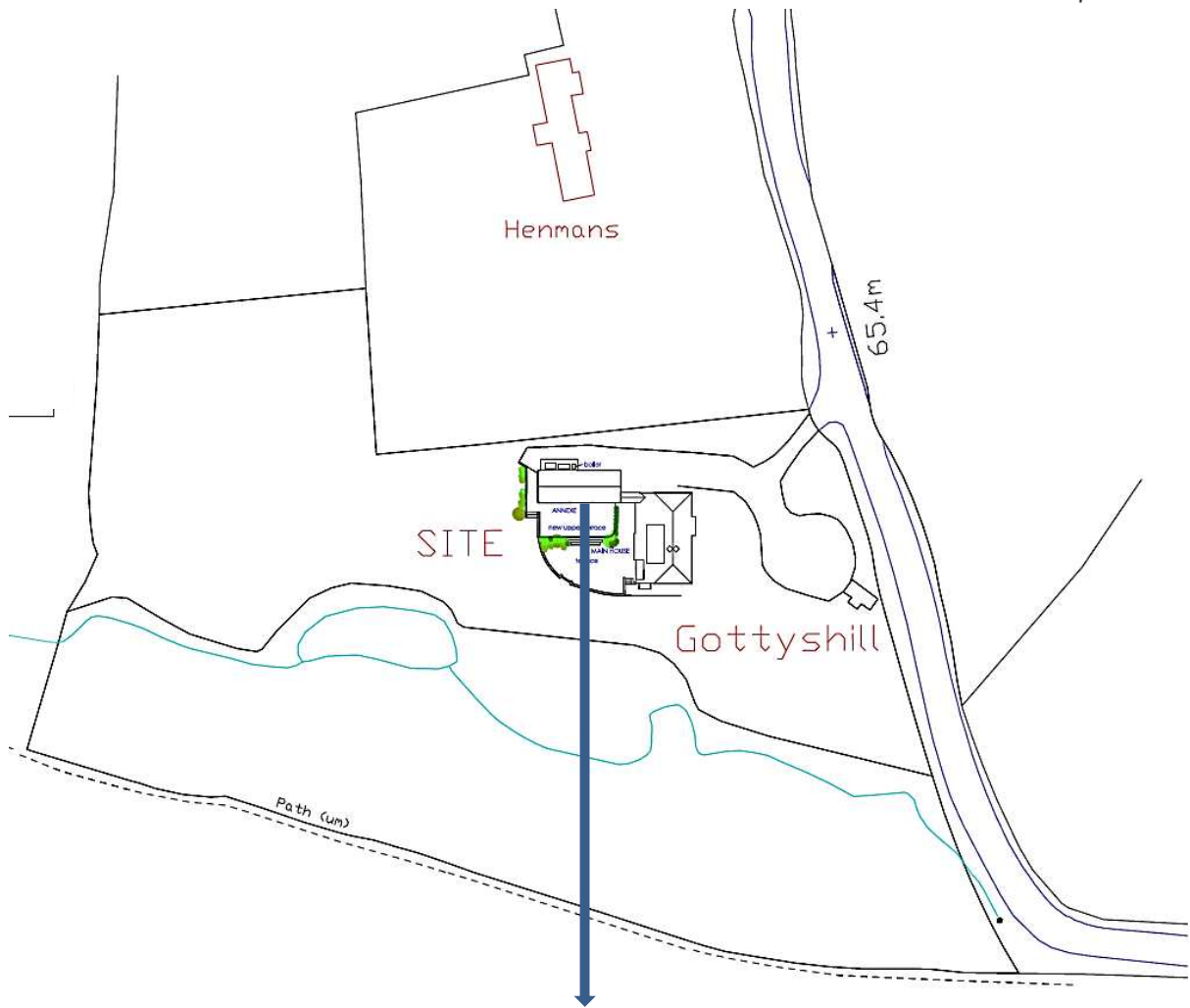
Site Plan

Scale 1:1,250

Date 04/02/2015



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EXTRACT FROM BLOCK PLAN

