

4.2 - SE/14/01563/LBCALT Date expired 11 July 2014

PROPOSAL: The partial demolition of and alterations to the grade II listed Wildernesse House.

LOCATION: Wildernesse House, Wildernesse Avenue, Sevenoaks
TN15 0EB

WARD(S): Seal & Weald

ITEM FOR DECISION

This application has been referred to the Development Control Committee at the request of Councillor Hogarth who is of the view that the proposal should be considered in conjunction with planning application SE/14/01562/OUT so that the development can be considered as a whole.

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) The development hereby permitted shall be carried out in accordance with the following approved plans: 5433/P/002, 234852-140-B Revision A, 234852-140-LG Revision A, 234852-140-00 Revision A, 234852-140-01 Revision A, 234852-140-02 Revision A, 234852-140, 234852-141, 234852-142, 234852-143, 234852-144, 234852-145, 234852-146, 234852-147, 234852-148, 234852-14L, 234852-150-B Revision A, 234852-150-LG Revision A, 234852-150-00 Revision A, 234852-150-01 Revision A, 234852-150-02 Revision A, 234852-160, 234852-161, 234852-162, 234852-163, 234852-200-B Revision P2, 234852-200-LG Revision P2, 234852-200-00 Revision P2, 234852-200-01 Revision P2, 234852-200-02 Revision P2, 234852-200-04 Revision P2, 234852-220, 234852-221, 234852-222, 234852-223, 234852-2LG, 234852-450, 234852-451, A211-A-Z1-E-(01)P101, A211-A-Z1-E-(01)P102, A211-A-Z1-E-(01)P103, A211-A-Z1-E-(01)P201, A211-A-Z1-E-(01)P202, A211-A-Z1-E-(01)P203, A211-A-Z1-E-(01)P301, A211-A-Z1-E-(01)P302, A211-A-Z1-E-(01)P303 and A211-A-Z1-E-(01)P304.

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

3) No works shall take place until full details of the making good of the main house where demolition works are hereby granted consent have been submitted to and approved in writing by the Council. The works shall be carried out using the approved details.

To conserve the significance of the listed building as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4) No works shall take place until samples of the materials to be used in the construction of the external surfaces of the new 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 policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) No works shall take place until all door and window details of the approved extension and of the new openings in the main house, 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 policy EN4 of the Sevenoaks Allocations and Development Management Plan.

Description of Proposal

- 1 The application seeks the approval of various works to the listed building. These works comprise the demolition of several elements of the existing building and the curtilage listed buildings to the north of the main house, the erection of a new extension to the eastern elevation of the more modern element of the main building, alterations to fenestration and internal alterations.
- 2 The elements of the existing building to be demolished include a single storey projection to the western elevation, a single storey projection to the south-east corner of the building, the existing swimming pool projection to the eastern elevation, a canopy to the northern elevation and two roof projections to the eastern section of the building. All of the curtilage listed buildings to the north of the building are proposed to be removed with the exception of the ice house.
- 3 The proposed extension would be mainly single storey in design and would have a modern appearance. The extension would be located in a similar location to that of the existing swimming pool projection, would be L-shaped in layout creating a courtyard area between the extension and the main house.
- 4 Fenestration alterations would generally be required as a result of the removal of elements of the existing building. Openings are designed to replicate the original openings as much as is possible with new openings introduced to an upper floor of the northern elevation of the building.
- 5 Internal alterations generally comprise the removal of interventions carried out during the previous school use and the creation of the layout for the proposed new use, permission for which is being considered under planning application number SE/14/01562/OUT.

Description of Site

- 6 Wildernesse House is a large Grade II Listed Building set within landscaped grounds and gardens of the historic Wildernesse Estate. The site was recently known as Dorton House. The general landscape is undulating and within the site boundary has been terraced and remodelled over time to create the estate gardens and accommodate the requirements of the late 20th century school.

- 7 The site is currently occupied by Wildernesse House, associated gardens and service buildings, tarmaced car parking areas and driveways and a series of mid to late 20th century buildings including a teaching block, nursery, 3 terraced dwellings and a detached dwelling and buildings that make up the college site on the opposite side of Wildernesse Avenue set amid landscaped grounds.
- 8 A large number of historic features survive to varying degrees of legibility within the grounds. These include parkland planting, pathways, ornamental features (fountains, formal gardens, sun dial), structures (ice house, stable block) and boundaries (walls, railings, hedges).

Constraints

- 9 Wildernesse House is a Grade II Listed Building.

Policies

Sevenoaks District Core Strategy

- 10 Policy – SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 11 Policy – EN4

Other

- 12 The National Planning Policy Framework (NPPF)
- 13 The National Planning Practice Guidance (NPPG)

Planning History

- 14 Various Listed Building Consent applications have been submitted through the planning history of the site for the more recent extensions to the building along with internal and external alterations to the building.
- 15 SE/14/01561 - Planning permission for demolition of existing buildings and structures in a conservation area. Pending consideration.
- 16 SE/14/01562 - Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (sui generis use). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (sui generis use) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 118 cars for residents, visitors and staff of the extra care community. The creation of a new vehicular access onto Park Lane and an access driveway. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units

(class C3). Description amended 12th Dec 2014 and 6th Feb 2015. Pending consideration

Consultations

Seal Parish Council – 07.07.14

17 'No objection.'

Sevenoaks Town Council – 08.07.14

18 'Sevenoaks Town Council recommended refusal for any demolition work until such a time that planning permission for suitable replacements in keeping with the conservation area have been approved.'

English Heritage – 01.07.14

19 'Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.'

Recommendation

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.'

Victorian Society – 01.08.14

20 'We have reviewed this application in more detail and we are not going to comment.'

Conservation Officer – 02.04.15

21 'The scheme has been the subject of extensive pre-application discussions and as such I do not wish to raise objection to the proposals.'

22 Any approval of consent should be subject to conditions relating to details of the making good of the main house where demolition works are proposed, samples of external materials for the approved extension to the main house and full details of fenestration of the approved extension.'

Representations

23 Twenty letters of representation have been received highlighting the following concerns to the proposed works –

- Density;
- Vehicular access during and after construction;
- Impact of the proposed development on the conservation area;
- Increase in traffic movements;
- Impact on trees and hedges;
- Impact on the Green Belt;
- Change of use contrary to established use;

- Hours of operation;
- Design of new units;
- Parking provision;
- Impact of the proposed development on the listed building;
- Impact of the proposed development on the character of the area;
- Hours of construction works;
- Damage to road surfaces;
- Violation of laws, historic agreements and covenants; and
- Highways safety.

Chief Planning Officer's Appraisal

24 The main issue in the consideration of the application is the harm that the proposed works would have to the significance of the listed building. Other issues comprise the majority of issues raised by Sevenoaks Town Council and the representations received and will be discussed below.

Main Issue

Harm to the listed building –

- 25 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.
- 26 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 (para. 132).
- 27 The NPPF also states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para.133).
- 28 Policy SP1 of the Core Strategy states that the District's heritage assets and their settings, including listed buildings, will be protected and enhanced.
- 29 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.
- 30 The applicant has submitted a detailed heritage impact assessment, which includes an extensive assessment of the significance of the building and the harm that the proposed works would have on this significance.

- 31 The assessment categorises the historic and aesthetic value of the building as being high, identifies many elements of the building that have significance and also some that detract from the significance of the building.
- 32 The assessment concludes that the proposed alterations including the demolition of several elements of the existing building and the curtilage listed buildings to the north of the main house, the erection of a new extension to the eastern elevation of the main building, alterations to fenestration and internal alterations would result in less than substantial harm to the listed building.
- 33 Modern additions to the building would be removed and the detail of how the existing building would be returned to how it once was can be controlled by way of detailed schedule of work condition. I also believe that the proposed extension is acceptable since it would be subservient to the main house in all aspects. In addition, the modern design of the addition would provide historic contrast to the main house in that there would be a clear differentiation between the old and the new works.
- 34 Other alterations to the interior and exterior of the building would be minor in nature. This is the case when taking account of the overall scale of the building and the unsympathetic manner in which previous interventions have been carried out.
- 35 The curtilage listed buildings to the north of the main house possess significance only in terms of the historic link to the main house. No important historic fabric would be lost through the demolition of the buildings and they possess no historic character. However, there would be some harm associated with the removal of these buildings.
- 36 However, I would concur with the conclusion reached by the submitted heritage impact assessment that the harm to the listed building would be less than substantial since the overall harm that would result from the proposed works would not be significant. Our Conservation Officer shares this view.
- 37 Since this conclusion has been reached the NPPF requires that the public benefits of the proposal are assessed. I would argue that the proposed works would serve to enhance the significance of the listed building and would support its long term conservation. The works would also ensure the retention of interest in a heritage asset that possesses a great deal of significance within the Wildernesse Estate. These public benefits would, in my mind outweigh the less than substantial harm that the works represent.
- 38 Finally, English Heritage, the Victorian Society and the Council's Conservation Officer have raised no objection to the proposed works. The Conservation Officer's view is subject to conditions, which can be included on any grant of consent.
- 39 In conclusion, I believe that the proposed works would result in less than substantial harm to the listed building, which is outweighed by public benefits in enhancing the character and integrity of the listed building. It is therefore the case that the proposed works would be in accordance with the NPPF, policy SP1 of the Core Strategy and policy EN4 of the ADMP.

Other Issues

Comments received from Sevenoaks Town Council and local residents representations –

- 40 It is only possible to consider matters that would affect a listed building as part of a Listed Building Consent application. The comments received mainly refer to the development that is proposed around the listed building, under planning application SE/14/01562/OUT, and are therefore not relevant to this application. However, these matters will be considered in detail as part of the assessment of the associated outline planning application.

Conclusion

- 41 The proposed works would result in less than substantial harm to the listed building, which is outweighed by the enhancement 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

Site and Block plans

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

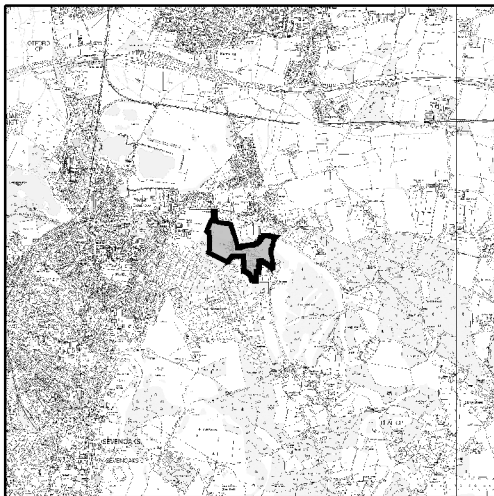
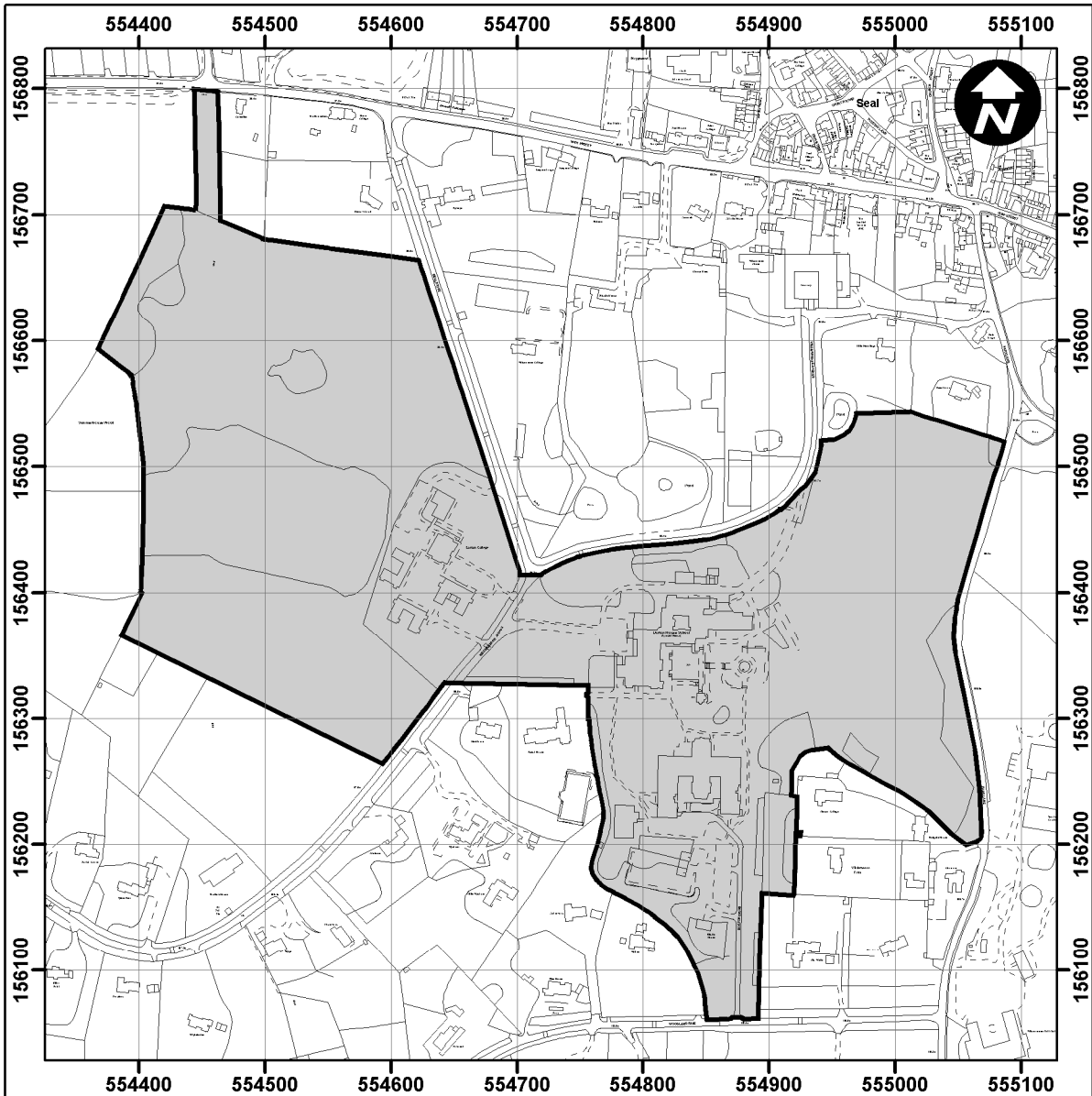
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N5VG8WBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N5VG8WBK0L000>



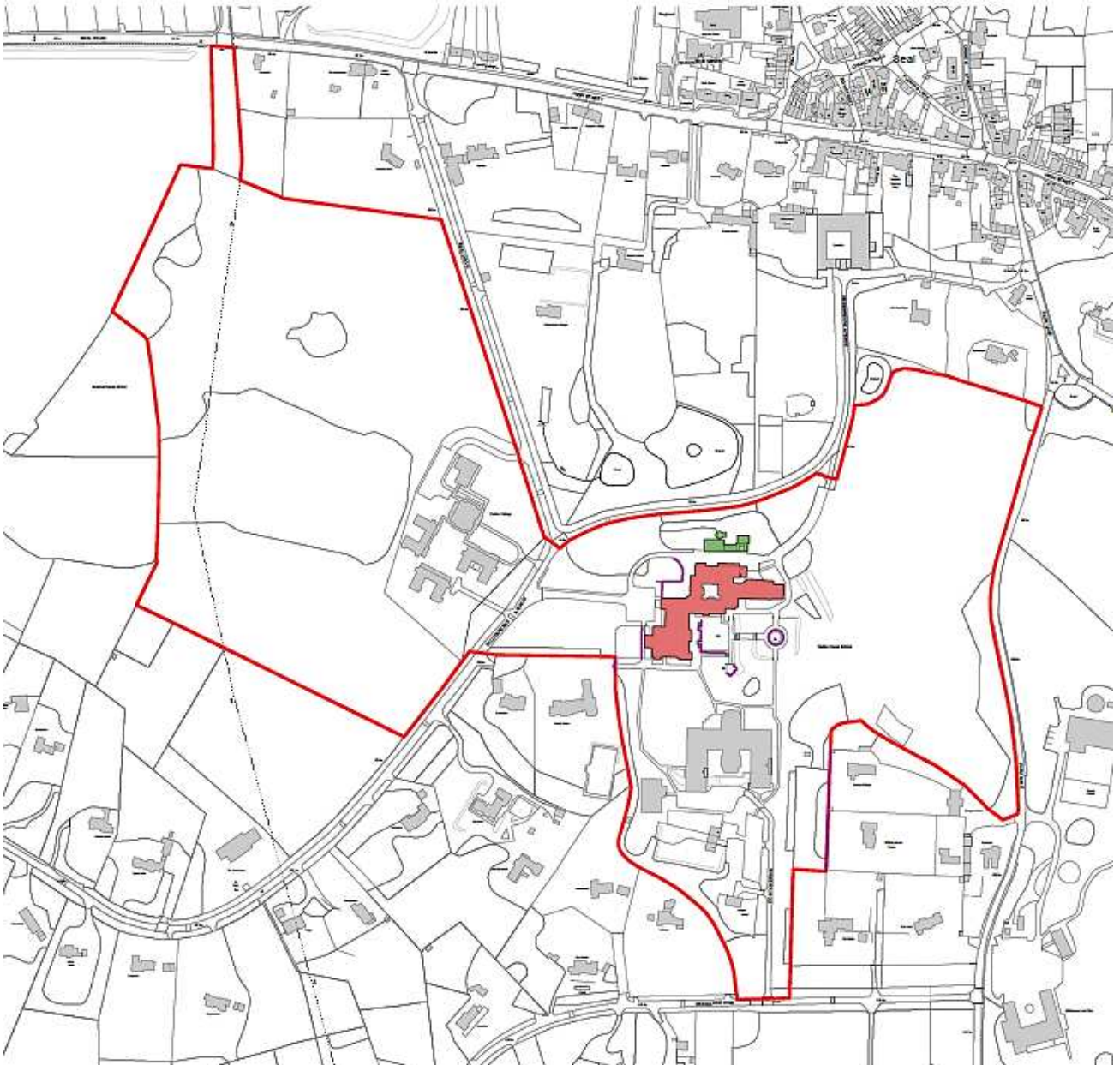
Site Plan




Scale 1:5,500
Date 14/04/2015



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 Sevenoaks District Council, 100019428, 2013.

Listed Buildings Plan



-  Site Boundary
-  Wildemesse House (Grade II)
-  Listed Building 'Curtilage' Buildings
-  Listed Building Curtilage Structures