

PROPOSAL: Demolition of existing large Boulton & Paul agricultural building, works to small Boulton & Paul agricultural building to provide office accommodation and works to existing Cart Shed to provide vehicle parking.

LOCATION: Foxbury Farm, Stone Street, Seal, Kent TN15 0LW

WARD(S): Seal & Weald

ITEM FOR DECISION

This application is referred to the Development Control Committee at the request of Councillor Hogarth, who is wholly in support of the proposal, and to allow this Listed Building Consent application to be heard in conjunction with the planning application running in parallel.

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) No works shall take place until full a detailed schedule of works relating to the conservation of the retained Boulton & Paul barn has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved schedule.

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

3) No works shall take place until details and samples of the materials to be used in the finish of the small Boulton & Paul building have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved materials.

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

4) No works shall take place until horizontal and vertical sections at a scale of no less than 1:10 and elevations at a scale of no less than 1:20 of all new windows and doors to be inserted into the retained Boulton & Paul barn have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved details.

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

5) No works shall take place until details of the connection between the proposed mezzanine floor and curtain wall glazing in the Boulton & Paul barn have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved details.

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

6) No works shall take place until details and samples of the materials to be used in the finish of the roof of the cart house have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out using the approved materials.

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

Description of proposal

- 1 The application seeks the approval of the demolition of the existing large Boulton & Paul agricultural building on the site, works to the small Boulton & Paul agricultural building to provide office accommodation and works to the existing Cart Shed to provide vehicle parking.
- 2 The large barn to be demolished spans a large part of the front area of the site. The applicant indicates that the building was constructed in 1936.
- 3 The barn to be converted to an office use is also located to the front of the site, adjacent to the access. Some internal and external alterations are proposed to be made, such as the insertion of large glazed panels to the front opening of the building.
- 4 The second building to be converted is situated on the western boundary of the site adjacent to the junction with Church Road. It is currently an open sided building and this open frontage would be retained. This is proposed to be used as vehicle parking.

Description of site

- 5 The application site comprises a large farm complex, which is made up of a number of large agricultural buildings mainly used for storage purposes. The site is located on the north side of the main road through the centre of Stone Street adjacent to the junction with Church Road. The levels of the site rise slightly up from the highway and the site is generally bounded by mature tree lines to the east and west and a wooded area to the north.

Constraints

- 6 A number of the buildings on site are curtilage listed due to their association with the grade II listed Oast house building adjacent to the site and being pre -1948 structures.

Policies

ADMP

- 7 Policy - EN4

Sevenoaks Core Strategy

- 8 Policy - SP1

Other

- 9 Planning (Listed Buildings and Conservation Areas) Act 1990

- 10 The National Planning Policy Framework (NPPF)

- 11 The National Planning Practice Guidance (NPPG)

- 12 St Lawrence Village Design Statement

Planning history

SE/15/01749/FUL & SE/15/01750/LBCALT

- 13 Demolition of existing agricultural buildings, erection of 15 dwellings with associated parking, landscaping and alterations to vehicular access - Refused.

SE/16/03813/FUL

- 14 Demolition of existing agricultural buildings, erection of 17 dwellings, including 7 affordable units, with change of use and conversion of existing Cart Shed and Boulton & Paul agricultural building to office accommodation with associated parking, landscaping scheme and alterations to existing vehicular access - Pending consideration.

Consultations

Seal Parish Council - 13.01.17

- 15 'Support - Yes - subject to conditions below:

Seal Planning Council supports this application subject to conditions being attached to the approval so as to ensure that the scheme to create seven affordable homes is agreed between the applicant and English Rural Housing Association. We note that in its letter of 20 May 2016 EHRA states that its participation in the scheme is conditional on a financial viability appraisal. Furthermore, the affordable housing should have conditions attached to it to ensure that the use of these houses is restricted in perpetuity to households which are either current residents of Seal Parish or have an existing family or employment connection.'

Conservation Officer - 24.02.17

- 16 'Foxbury Farm is a large farmstead in Stone Street containing a Grade II listed Oast house building and a number of other buildings on site are

curtilage listed as being constructed pre-1948. The small and large corrugated barns have been identified by 20th Century Society as pre-fabricated farm buildings by Boulton and Paul dating from 1936 and 1945 and therefore are curtilage listed.

- 17 The application seeks the demolition of existing non-curtilage listed agricultural buildings and the erection of 17 dwellings, including 7 affordable units. The existing Cart House, which is curtilage listed, will be converted into a car barn. The larger Boulton & Paul agricultural building will be demolished whilst the smaller Boulton & Paul building will be retained and converted into office accommodation with associated parking. A landscaping strategy and alterations to existing vehicular access are also proposed. The conversion of the Oast House into residential dwelling has been removed from the application.
- 18 A previous application was refused on the grounds that the Heritage Statement did not assess the significance of the Boulton & Paul agricultural buildings. The Heritage Statement also did not acknowledge the harm that would result from the proposed demolition of existing curtilage listed farm buildings, which would have led to total loss of the significance of the buildings. The current application addresses these concerns with the inclusion of an Impact Statement and a survey of the condition of the building which seeks to justify the loss of the large Boulton & Paul barn. This is inline with Para. 132 of NPPF that: 'As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.' The demolition of the larger Boulton & Paul barn is unfortunate but as stated in the Heritage Statement no viable use has been found and its loss is mitigated by the public benefit gained in the retention of the smaller barn and its viable conversion to office use. While the barn is of historic significance due to its manufacturer and its connection with legacy farming methods during the Second World War, it dominates the site and in its current state impacts on the setting of the listed Oast house building.
- 19 We welcome the retention of the smaller Boulton & Paul barn and its proposed non-residential use. We are pleased as much as possible of the cladding material will be retained and where not material will be salvaged from the larger barn. The existing barn doors and mechanisms will be retained and refurbished and the introduction of glass curtain walling will maintain the functional aesthetic of the building. Internally the open space void is integral to its character as an agricultural building whilst the partitioning of the ground floor is limited to a services area at the rear, the stairs and first floor mezzanine impacts on half of the curtain wall glazing and will be visible externally. It is therefore vital the design of the mezzanine floor and glazing is carefully considered to alleviate the impact. A double height void is maintained in the other half of the office space and the proposed layout allows a greater flexibility of office space than the use of two mezzanines which in turn leads to greater viability of the space.
- 20 We are pleased that the amended plans retain much of the informal character of the farmstead setting. The slight moving of the existing retaining wall at the entrance and minor re-grading of the grass embankment are not harmful to the significance of the site whilst addressing the concerns of Highways. The introduction of a raised cobbled surface outside Oast House will have a

minimal impact of its setting but will be in keeping with the informal farmstead character of the site and will be mitigated by the benefit of prohibiting cars mounting next to the listed building.

- 21 We accept the principle of redevelopment of the site. However the level of detail on the submitted elevations is insufficient to assess the impact on the listed buildings and conservation area. Therefore we would also like to condition detailed elevations.

Conditions:

- Detailed elevations of the new dwellings
- Details and sample panel of bricks and mortar for new dwellings and walls
- Details and sample of roof coverings for dwellings, cart house and small Boulton & Paul barn
- Schedule of works relating to the conservation of the smaller Boulton & Paul barn.
- Details and sample of finish of small Boulton & Paul barn
- Horizontal and vertical sections at 1:10 and elevations at 1:20 of all new windows and doors
- Details of connection between mezzanine floor and the curtain wall glazing in the Boulton & Paul barn
- Landscape scheme for entire site (including samples of hard landscaping) and external lighting.'

Representations

- 22 Four letters of representation has been received, one in support of the application and three objecting to the scheme on the following grounds:
- Layout of the development; (*not relevant to Listed Building application*)
 - Number of units; (*not relevant to Listed Building application*)
 - Impact on the Green Belt; (*not relevant to Listed Building application*)
 - Highways safety; (*not relevant to Listed Building application*)
 - Provision of utilities; (*not relevant to Listed Building application*)
 - Impact on the AONB; (*not relevant to Listed Building application*)
 - Impact on residential amenities; (*not relevant to Listed Building application*)
 - Density of the development; (*not relevant to Listed Building application*)
 - Impact on biodiversity (*not relevant to Listed Building application*)
 - Impact on the listed building.

Chief Planning Officer's appraisal

Principal issues

23 The main issues for consideration are:

- The potential impact on heritage assets.

Of particular relevant to this application is the following guidance:

Impact on Listed Buildings and their setting:

24 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.

25 The NPPF also states that great weight should be given to the conservation of heritage assets (para.132).

26 Policy SP1 of the Core Strategy states that the District's heritage assets and their settings, including listed buildings, will be protected and enhanced.

27 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.

Impact on heritage assets

28 The Listed Buildings and Conservation Area Act 1990 states that proposals should protect the historic character and the setting of the listed building.

29 The proposal comprises the demolition of a large curtilage listed building, and works to two other curtilage listed buildings, to provide an office and a carport for vehicle parking.

30 The demolition of the existing curtilage listed farm building would clearly lead to the total loss of the significance of the building. The applicant is therefore required to demonstrate that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the four bullet points in paragraph 134 of the NPPF are met.

31 The applicant has provided a Heritage Statement, which identifies the significance of the various heritage assets. As required by the NPPF an Impact Statement and a survey of the condition of the large Boulton & Paul barn has also been submitted.

32 These documents combine to confirm that no viable use has been found for the large Boulton & Paul barn and its loss is mitigated by the clear public benefit gained in the retention of the smaller barn and its viable conversion to office use. While there would be clear benefits in retaining the barn, it dominates the site and in its current condition impacts on the setting of the adjacent listed Oast house building. As such the demolition of the large barn

would enhance the setting of the retained barn and the adjacent listed buildings.

- 33 The retention of the smaller Boulton & Paul barn and its proposed non-residential use is welcomed as is the retention of much of the external materials of the building and the reuse of material salvaged from the larger barn to be removed. The alterations to the barn are sympathetic and will retain its character.
- 34 No harm would result from the works to the cart shed to allow the use of the building for parking vehicles within it.
- 35 As such, whilst harm would occur as a result of the loss to the large Boulton & Paul barn this harm is justified and therefore the presumption against harm is outweighed.
- 36 The Conservation Officer has suggested a number of conditions to be attached to any grant of consent (see recommended conditions 2 - 6 above). A number of these conditions relate to the planning application that is running in parallel with this Listed Building Consent application.
- 37 As such, the development meets the tests of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and complies with the NPPF, policy SP1 of the Core Strategy and policy EN4 of the ADMP.

Matters raised in representations

- 38 The issues raised within the representations received mainly relate to the planning application that is being considered in parallel with this Listed Building Consent application.

Conclusion

- 39 Whilst the proposed development would result in the loss of one of the heritage assets on the site this harm is outweighed by the circumstances of the proposal. Consequently the proposal is not wholly in accordance with the development plan but the Officer's recommendation is to approve.

Background papers

Site and block plan.

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

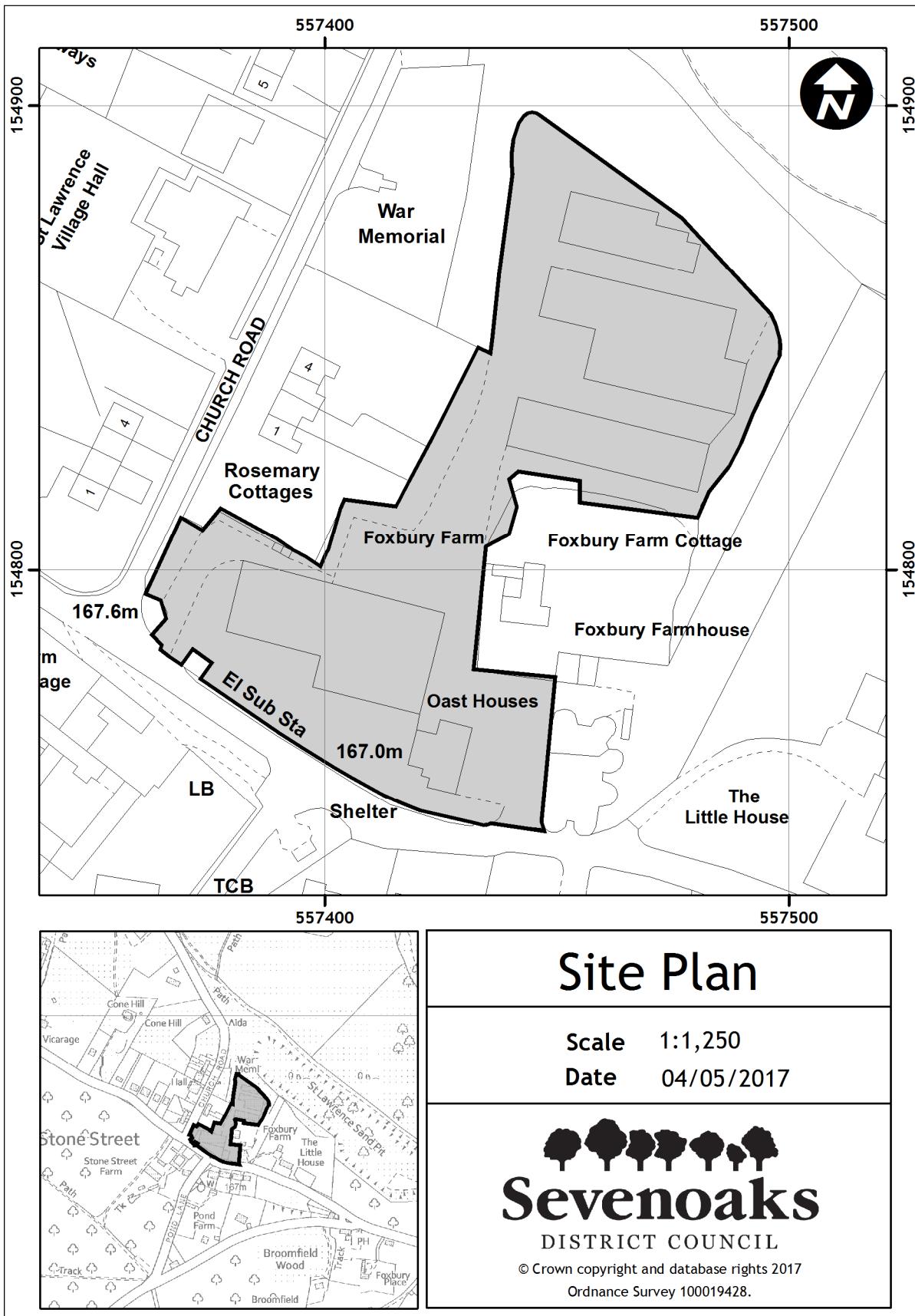
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=0I30PBBKI2E00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0I30PBBKI2E00>



Block Plan

