

4.2 - SE/16/03875/HOUSE Revised expiry date 3 July 2017

**PROPOSAL:** Proposed Single Storey Orangery with minor internal alterations and external alterations including refurbishment of casement windows and one velux window, thermal insulation of attic space and re-positioning of downstairs toilet to Listed Building

**LOCATION:** Colgates, Shoreham Lane, Halstead, Kent TN14 7BY

**WARD(S):** Halstead, Knockholt & Badgers Mount

#### ITEM FOR DECISION

This application is referred to Development Control Committee as the application is being made by Councillor Firth.

**RECOMMENDATION:** That planning permission be GRANTED subject to the following conditions:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the approved plan 5865-2 Rev E; 3 Rev A.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) No development shall take place until a scheme to promote biological diversity has been submitted and approved in writing by the Local Authority with a scheme of implementation. The development shall be carried out in accordance with the approved details and shall be maintained thereafter.

To promote biodiversity as supported by Policy EN1 of the ADMP and SP11 of Sevenoaks District Councils Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4) Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale of no less than 1:10 and joinery details 1:5 and glazing bar 1:2.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

5) An elevation of a scale of no less than 1:10 and horizontal and vertical

section drawings of a scale no less than 1:50 'as existing' and 'as proposed' shall be provided for the dormers showing the method of installation of insulation, specification of materials and any changes that may occur as a result of insulating the dormers.

To maintain the integrity and character of the Listed Building as supported by the National Planning Policy Framework.

6) The development hereby permitted shall be carried out in accordance with the following approved plans: 5865-1 Rev C; 2 Rev E; 3 Rev A (excluding the Dormer window joinery details)

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

#### **Note to applicant**

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line ([www.sevenoaks.gov.uk/environment/planning/planning\\_services\\_online/654.asp](http://www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp)),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

#### **Description of proposal**

- 1 Proposed Single Storey Orangery with minor internal alterations and external alterations.

## Description of site

- 2 Colgates is a Grade II listed detached dwelling located within a rural location approximately 0.75km to the east of Halstead village.

## Constraints

- 3 Grade II Listed  
4 Biodiversity Opportunity Area  
5 Metropolitan Green Belt

## Policies

### *SDC Core Strategy*

- 6 Policies - SP1, SP11

### *SDC Allocations and Development Management Plan (ADMP)*

- 7 Policies EN1, EN2, EN4, GB1

### *Other*

- 8 National Planning Policy Framework (NPPF)  
9 National Planning Policy Guidance (NPPG)  
10 Halstead Village Design Statement  
11 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

## Relevant planning history

12	74/00028/HIST	The erection of a lounge utility Room and hall extension	GRANT	30/08/1974
	84/00781/HIST	Reconstruction of barn/coach house to provide garage, workshop, general and garden storage	GRANT	19/07/1984
	88/01477/HIST	Pool and Enclosure	GRANT	15/11/1988
	89/00853/HIST	Single storey building tiled roof for workshop and showroom display area. Outline	REFUSE	18/07/1989

## Consultation

### *Halstead Parish Council:*

- 13 No response received.

*Sevenoaks District Council Conservation Officer:*

- 14 It is considered that the proposal will cause no harm but preserve the special interest of this building and I have no objections to Listed Building Consent being granted subject to conditions.

*Suggested conditions:*

- 15 Notwithstanding the details shown on Drawing No. 5865-2 Rev E and 5865-3 Rev A an elevation drawing and horizontal and vertical section drawings of the dormer windows hereby approved shall be submitted to a scale no less than 1:10 and joinery detail 1:5 and glazing bars 1:2.
- 16 The following informative should be added: The slim double-glazing should be of traditional detailing with true glazing bars and the glazing panels puttied into the frame.
- 17 An elevation of a scale no less than 1:10 and horizontal and vertical section drawings of a scale no less than 1:5 'as existing' and 'as proposed' should be provided for the dormers showing method of installation of insulation, specification of materials and any changes that may occur as a result of insulating them”.

**Representations**

- 18 No response received.

**Appraisal**

*Impact upon the Green Belt*

- 19 The NPPF states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 20 As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 21 When considering any planning application, we should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 22 We should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this includes:  
  
the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- 23 Policy GB1, limited extensions to dwellings in the Green Belt states that proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:
- a) the existing dwelling is lawful and permanent in nature; and
  - b) the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

- 24 If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

c) the applicant provides evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the "original" dwelling (measured externally) including outbuildings within 5m of the existing dwelling.

- 25 The existing dwelling is lawful and permanent in nature. The application proposes the addition of an Orangery to infill between the existing study and drawing room with the demolition of an existing ground floor W.C. The proposal would extend the existing single storey infill forward by an additional 2.3m and would result in the addition of a roof lantern above a flat roof with timber double doors. These changes would represent a proportionate increase to the existing property with appropriate materials in keeping with the dwelling. The internal works would not impact upon the property's bulk within the Green Belt.

- 26 In reviewing the history of the property,

	m <sup>2</sup>	% increase
Original dwelling	441.28	-
Extensions to date	195.70	44.34
Proposed	9.28	2.10
TOTAL	204.98	46.44

- 27 The proposal would represent appropriate development and would not have a detrimental impact upon the openness of the Green Belt. In consequence the proposal would meet the requirements of the NPPF and policy GB1 of the ADMP.

*Design and impact upon the street scene*

- 28 Policy EN1 of the ADMP amongst other issues states that proposals which would create high quality design and meet the following criteria will be permitted:

- The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
  - The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site.
- 29 The new extension/orangery would replace a modern extension located between an existing two-storey 18<sup>th</sup> century extension and a modern 20<sup>th</sup> century single storey extension. This infill would incorporate an appropriate design subservient to the two wings of the building between which it is located. The proposed materials are appropriate to the listed building.
- 30 The proposal would relocate an existing window to the southern elevation to the house and re-locate a toilet window from the eastern elevation to the northern elevation of the modern pool building. Through incorporating existing windows the windows would be in keeping with the house and would not impact detrimentally upon the properties design.
- 31 A larger bulky rooflight would be replaced with a smaller conservation rooflight which would enhance the southern roofscape. The dormer windows on the north facing elevation would be replaced with new windows which would incorporate an acceptable design. The internal changes to the property would not impact adversely upon the character of the property.
- 32 The property is located within a large plot set back from the road. The proposed works located within two existing wings of the building with the addition of a small window would not impact upon the wider street scene.
- 33 In consequence the proposal would incorporate an appropriate design which would ensure that it would meet the requirements of the NPPF and policy EN1 of the ADMP.

*Impact upon local amenities*

- 34 Policy EN2 of the ADMP states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in:
- excessive noise,
  - vibration,
  - odour,
  - air pollution,
  - activity or vehicle movements,
  - overlooking or visual intrusion and
  - where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 35 The proposed infill would be located on the western elevation of the house with a line of mature trees extending along the properties western boundary

with fields beyond ensuring that the extension would not impact upon neighbouring properties amenities.

- 36 The proposal would re-locate two windows, one to the southern elevation of the house and one to the northern elevation. The only property potentially impacted upon by the southern facing window is Skyppys Cottage located approximately 30m to the south of Colgates. However the proposed window would have no greater impact than other windows within this elevation of the house. The northern facing elevation would provide an outlook into a walled enclosure with trees to the north. This will ensure that this window will provide no additional views beyond the site.
- 37 In consequence the proposal would not impact detrimentally upon neighbouring properties amenities ensuring that the proposal meets the requirements of the NPPF and policy EN2 of the ADMP.

#### *Impact upon the Listed Building*

- 38 The Listed Buildings and Conservation Area Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 39 The National Planning Policy Framework 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 40 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.
- 41 Applications will be assessed with reference to the following:
- a) the historic and / or architectural significance of the asset;
  - b) the prominence of its location and setting; and
  - c) the historic and/or architectural significance of any elements to be lost or replaced.
- 42 The proposal would result in the demolition of a modern existing single storey flat roofed infill between the properties existing study and drawing room measuring 4.2m by 3.3m rising to a height of 2.8m.
- 43 The proposed Orangery would incorporate a flat roofed extension with a lantern above measuring 6.5m by 3.3m rising to a height of 3.5m. The materials would comprise of brick walls to match the existing house, with timber doors and windows and lead grey Sarnafil membrane to the flat roof. The membrane would not be visible and will protect the character of the building.

- 44 A south facing bulky rooflight would be replaced with a smaller conservation rooflight which would enhance the building. Two windows would be relocated to the southern and northern elevations of the house within 20<sup>th</sup> century extensions. This would ensure that the historic fabric of the building would be unaffected. The two north facing dormer windows would be replaced which would incorporate an appropriate design and a condition could be imposed to ensure that an acceptable level of detailing occurs.
- 45 The proposal would incorporate insulation of the attic space which in principle would be acceptable subject to a condition requiring further details in respect to ensuring that the insulation material can be accommodated without changing the proportions of the dormer frame and the windows within.
- 46 Our Conservation Officer was consulted on this application and supports the proposals. The proposal would meet the requirements of the NPPF and policy EN4 of the ADMP.

#### *Biodiversity Opportunity Area*

- 47 The site lies within a Biodiversity Opportunity Area. It is recommended that a condition be imposed to seek ecological enhancement within the site.

#### **Community Infrastructure Levy**

- 48 With regard to Community Infrastructure Levy (CIL) liability, as set out in the CIL Regulations, this development is not creating floor area of more than 100m<sup>2</sup>. Accordingly, this residential development qualifies as being not liable for CIL payment.

#### **Conclusion**

- 49 The proposal would represent appropriate development which would not harm the openness of the Green Belt, would conserve the character, appearance and setting of the listed building with an appropriate design and would not impact detrimentally upon local amenities.

Recommendation - Grant subject to conditions

#### **Background papers**

Site and block plans

Contact Officer(s): Guy Martin Extension: 7351

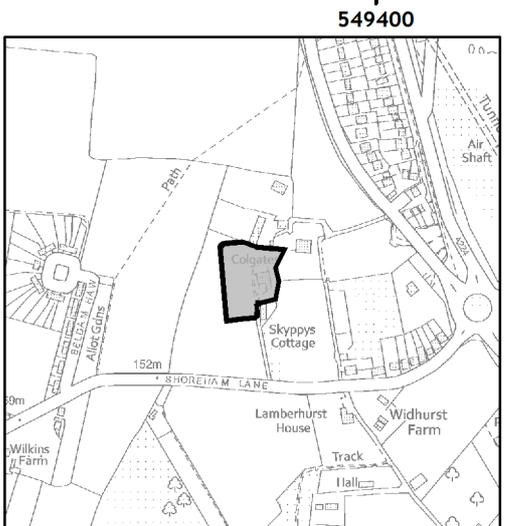
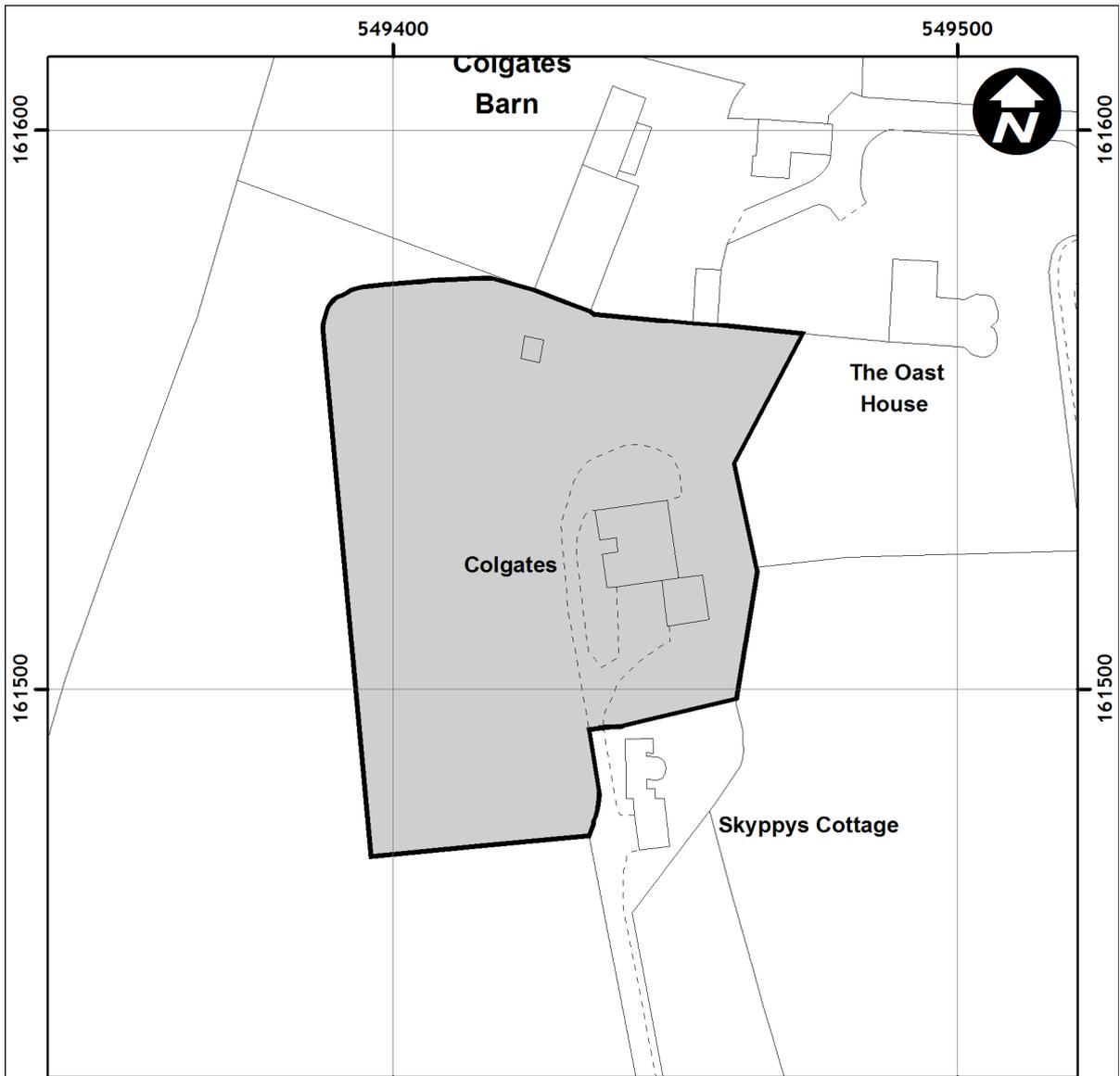
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OIAFBCBKK9R00>

Link to associated documents

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OIAFBCBKK9R00>



**Site Plan**

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Scale 1:1,250  
Date 25/05/2017

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**Sevenoaks**  
 DISTRICT COUNCIL  
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 Ordnance Survey 100019428.

**Block Plan**

