

4.3 - 18/01519/LBCALT Date expires 10 July 2018

Proposal: The provision of a replacement wet room.

Location: 2 Wolfe Cottages, Vicarage Hill, Westerham TN16 1TJ

Ward(s): Westerham & Crockham Hill

ITEM FOR DECISION

The application has been referred to Development Control Committee as the agent is a member of staff.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 18/00122/AFG date stamped 11/05/2018.

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

Informatives

1) The applicant is reminded that separate consent may be required for any external changes, or changes to the building beyond those shown on the approved drawings, associated with the new wet room, for example changes to drainage pipes.

Description of proposal

1 The provision of a replacement wet room.

Description of site

2 The application site is located to the south of Vicarage Hill and is a mid terrace dwelling and forms part of the set of four dwellings that comprise Wolfe Cottages. The dwelling is a grade II listed building, and is located in an Area of Outstanding Natural Beauty, Westerham Conservation Area, and an Area of Archaeological Potential.

Constraints

3 Grade II Listed Building - LB/G2/35/1465

4 Westerham Conservation Area - CA

5 Area of Outstanding Natural Beauty - AONB

6 Area of Archaeological Potential - AAP

Policies

Core Strategy (CS)

7 Policy:

SP1 - Design of New Development and Conservation

Allocations and Development Management (ADMP)

8 Policy:

EN4 - Heritage Assets

Other

9 National Planning Policy Framework (NPPF)

Para 14 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.).

Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

10 Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Relevant Planning history

11	98/01270/HIST	Rear window at first floor and rear dormer window at second floor (LBC)	GRANT	24/09/1998
	98/02178/HIST	Details pursuant to condition 2 (joinery) of SE/98/1270.	GRANT	03/11/1998
	04/03065/FUL	Re-submit expired planning permission 98/1270 and 98/2178 to create one new dormer window to rear of property and new first floor window to replicate existing window to adjoining property.	GRANT	01/02/2005

05/01361/DETAIL	Details pursuant to condition 2 (cutting of structural timbers) of Planning Permission SE/04/03065/FUL.	GRANT	08/06/2005
07/01391/LBCALT	Retention of new property window to rear of property and new first floor window to replicate existing window to adjoining property.	GRANT	19/06/2007
13/00096/LBCALT	Proposed works to the roof to include: replacement of broken or slipped tiles; replacement of sand cement flashing to chimney and new lead or lead substitute flashing which is to be lapped over the tiles; renewal of the lead flashing between the vertical boarding and mono pitched roof over the kitchen, flashing to the window on the first to second floor rooms; replacement of the flashing to the first second floor stairway at the rear of the property; side cheeks to the dormer window to be repaired and a decorative surface covering applied; the cracks within the roughcast at the front of the property should be repaired using flexible external filler and then redecorated.	GRANT	20/03/2013
13/03209/DETAIL	Details pursuant to condition 2 (dormer details) of Listed Building Consent SE/13/00096/LBCALT	GRANT	12/12/2013
13/03210/DETAIL	Details pursuant to condition 3 (lead details) of Listed Building Consent SE/13/00096/LBCALT	GRANT	12/12/2013
13/03211/DETAIL	Details pursuant to condition 4 (lead paint equivalent) of Listed Building Consent SE/13/00096/LBCALT	GRANT	12/12/2013

Consultations

Westerham Town Council:

12 No Comment/Comments Only.

SDC Conservation

- 13 'There is no objection as the wet room is replacing a modern bathroom suite and will not harm the special interest of the property'.

Representations

- 14 No representations have been received.

Chief Planning Officer's appraisal

Principal issues

- 15 The main planning considerations are:
- Impact to the Listed Building.

Impact on Listed Buildings and their setting:

- 16 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.
- 17 The NPPF also states that great weight should be given to the conservation of heritage assets (para.132).
- 18 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.
- 19 Wolfe Cottages are a row of early eighteenth century cottages. The cottages are noted for the half hipped tiled mansard roof with four small, flat dormers, with the external walls rendered or roughcast. All of the cottages have shallow segmental arches, with six panel doors under bracketed hoods.
- 20 The proposed works are internal with no indication that the works would impact the external façade of the dwelling, or alter any part of the special interest of the dwelling. The existing bathroom has relatively modern fixtures and fittings. The agent has identified that the works would involve the removal of the existing bath, wash hand basin, WC, and wall tiles and floor finishes.
- 21 The proposed works would involve the installation of a wet room shower facility. This would include new wall tiling, non-slip vinyl floor covering, an electric shower, new white wall hung wash basin, with chrome lever taps, and new WC. As the bathroom does not contain any original features of

special interest the replacement is consider to conserve the special or historical interest of the building.

- 22 The Conservation Officer has no objection to the proposed works. The works would be compliant with the aspirations of the NPPF and policy EN4 of the ADMP in conserving the character of the building.

CIL

- 23 This proposal is not CIL liable.

Conclusion

- 24 The proposed works would not interfere with the special interest of the building, and would comply with both the NPPF and policy EN4 of the ADMP.

Background papers

Site and block plan.

Contact Officer(s): Emma Gore Extension: 7206

Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P8K5M5BK0LO00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P8K5M5BK0LO00>

