

4.3 21/02430/HOUSE Date expired 8 October 2021

Proposal: Removal of a small cupboard area, replacing the modern spindles to the banister, enlargement of second floor gable window, skylight facing southern elevation and works to increase capacity of internal gutter and outlet into external gutter at front of property.

Location: The Castle House, Sevenoaks Road, Otford KENT TN14 5PB

Ward(s): Otford & Shoreham

Item for decision

This application is referred to the Development Control Committee for a decision as the applicant is a District Councillor.

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 development hereby permitted shall be carried out in accordance with the following approved plans and details: Proposed first floor plan ref: ROY-001-PL-010 REV A; Proposed roof plan ref: ROY-001-PL-011; Proposed north elevation ref: ROY-001-PL-008; Proposed second floor plan ref: ROY-001-PL-007 REV A; Proposed internal gutter document prepared by Calfordseaden ref K170705; Heritage Statement ref 2021/75 dated June 2021; Design and Access Statement received 22/07/2021

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

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site comprises of a two-storey property

Description of proposal

- 2 This application seeks permission for the following works:
 - Installation of a single conservation style roof light
 - Alterations to an existing internal gutter to increase water capacity
 - Removal of a small cupboard located under an existing staircase
 - Minor enlargement of a second floor window opening and installation of a new window
 - Removal and replacement of modern spindles to the second flight of stairs
- 3 This application has been submitted alongside 21/02431/LBCALT. The property benefits from full permitted development rights relating to extensions and alterations. Of the proposals only the roof light and the window have the potential to require planning permission. Based on the information available it is unlikely planning permission would be required.

Relevant planning history

- 4 99/01213/FUL Extension to side of house - GRANT 23/11/1999
- 5 99/01215/LBCALT Extension to side of house - GRANT 23/22/1999
- 6 02/01319/LBCALT Rebuilding of brick built lean to enclosure to form a new breakfast room. Replacement of kitchen window with timber door/window. - GRANT 11/09/2002
- 7 05/02622/FUL Alterations to gates at existing driveway; creation of additional access onto to Bubblestone Road to include double gates and piers.- GRANT 12/12/2005
- 8 05/02623/LBCALT Alterations to existing gates and piers; creation of additional access onto Bubblestone Road to include double gates and piers - GRANT 12/12/2005
- 9 14/01525/LBCALT Increase in width of existing opening between kitchen and breakfast room - GRANT 11/07/2014
- 10 16/01452/HOUSE The erection of a single storey rear extension. - GRANT 15/07/2016
- 11 16/01453/LBCALT The erection of a single storey rear extension - GRANT 15/07/2016

Policies

- 12 National Planning Policy Framework (NPPF)
- 13 Core Strategy (CS)

- SP1 Design of New Development and Conservation
- 14 Allocations and Development Management Plan (ADMP)
- SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets
 - EN5 Landscape
- 15 Other:
- Sevenoaks Residential Extensions SPD
 - Otford Village Design Statement SPD
 - Otford Conservation Area Appraisal SPD
 - Sevenoaks Countryside Character Area Assessment SPD
 - Kent Downs AONB Management Plan SPD
 - Kent Downs AONB Landscape Design Handbook

Constraints

- 16 The following constraints apply:
- Grade II listed building
 - Scheduled Ancient Monument (Otford Palace Grounds)
 - Kent Downs AONB
 - Otford Conservation Area
 - Area of Archaeological Potential
 - Adjacent to a Public Right of Way (SR50)

Consultations

- 17 Otford Parish Council - Support: "Otford Parish Council supports the application subject to the Conservation Officer being satisfied".
- 18 Public Right of Way Officer - No objection: "Public Footpath SR50 runs from north to south outside the western boundary of this site but I do not anticipate it being affected by the development"
- 19 Historic England - No comments
- 20 KCC Archaeology - No comments
- 21 SDC Conservation were not consulted on this application however they were consulted on the concurrent Listed Building Consent application 21/02431/LBCALT for the same work. The Conservation Officer had no objection to the proposals subject to condition which are dealt with as part of the concurrent Listed Building Consent application.

Representations

22 No representations have been received.

Chief Planning Officer's appraisal

23 The main planning consideration are:

- Impact to the Grade II listed building
- Impact to the setting of the Scheduled Ancient Monument
- Impact to the Otford Conservation Area
- Impact to the AONB
- Design and impact to the character of the area
- Impact to neighbouring amenity
- Archaeology
- Public Right of Way

24 As noted above the internal alterations would not require planning permission. This application would therefore only be concerned with the proposed roof light and window enlargement on the north elevation.

Impact to the Grade II Listed Building

25 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.

26 The Castle House is a substantial Grade II house. It sits in the Otford Conservation Area and lies within the area of the Schedule Monument of The Archbishop's Palace. The historic core of the building is considered to date from the mid-16th century with additions and alterations in the 17th, 18th, 19th and 20th centuries. The evolution of the building is reflected in its irregular form and use of a range of building materials from random rubble ragstone, painted brick and tile hanging. Analysis undertaken in the Heritage Statement for a previous application suggests the building's original use was non-domestic. The Castle House's significance lies as an example of Kentish vernacular and evolution from a medieval building to gentrified Georgian house.

27 The proposed roof light would be located on a roof plane sloping towards the centre of the building facing the south elevation. Due to its location it would be entirely screened by the existing roof and would not be visible from any aspect within the grounds of the property. Roof lights are not unusual for buildings of this age and, as the roof light would be small with little impact within the roof plane, the principle of the installation of a single roof light would be considered acceptable.

28 The proposed enlargement of the window on the north elevation would only affect modern fabric and as it would only involve a minor enlargement it would remain proportionate preserving the existing window hierarchy.

- 29 SDC's Conservation Officer has offered comments for the related Listed Building consent application. They have objection to this element of the proposals providing that the materials and detailing are appropriate which can be secured by condition. As it is that this work would very unlikely require planning permission the conditions will be dealt with as part of the listed building consent application which is needed.

Impact to the setting of the Scheduled Ancient Monument

- 30 The impact of the development to the setting of the Scheduled Ancient Monument falls to be considered under Policy EN4 of the ADMP. The house is set within the setting of Otford Place to the west. To the east Thomas a Becket's Well is set in the grounds of the property.
- 31 The house is situated a substantial distance from both SAMs and does not intrude prominently within direct or important views. The proposed external alterations would be very minor in scale and would have a very limited visual impact. The existing setting would therefore be conserved. Historic England have no objections to the proposals therefore it is considered that the development complies with Policy EN4 of the ADMP in this regard.

Impact to the setting of the Conservation Area

- 32 The site can only be accessed through a private road which runs from Sevenoaks Bypass and is therefore not widely visible publically within the Conservation Area. A public footpath runs north-south adjacent to the site however the property is set behind tall formal walls and gates. As such public views of the property are limited and it has an overall discrete presence within the Conservation Area.
- 33 The development would involve very minor external alterations of which only the window enlargement would be visible. As noted it would be considered a very limited alteration that would conserve the existing character and setting of the Conservation Area. Therefore Conservation Area would therefore be conserved as a result of the development in accordance with EN4 of the ADMP.

Impact to the AONB

- 34 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 35 There are therefore two considerations directly related to a site's AONB status when determining a planning application. Firstly, does the application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement. A failure to achieve both of these points will result in a conflict with the requirements of the Act.
- 36 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest

status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

- 37 The development would not include any extensions that would intrude on wider views to and from the wider landscape. The window alterations would only include minor amendments to existing built form. Provided that the materials and detailing reflect the existing traditional appearance of the dwelling it would be considered appropriate for the rural character of the area in accordance with the Kent Downs AONB Management Plan and Landscape Design Handbook which can be secured by condition.
- 38 The development would therefore conserve and enhance the setting of the AONB in accordance with Policy EN5 of the ADMP subject to condition.

Design and Impact to the character of the area

- 39 The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Residential Extensions SPD is also applicable.
- 40 As above the external alterations would be very minor in scale with a negligible impact on the overall character of the dwelling and its setting. The scale and detailing of the window alterations would be minimal and would reflect the existing character of the dwelling in full accordance with SPD guidance.
- 41 The development complies with Policy EN1 of the ADMP.

Impact to neighbouring amenity

- 42 The site is set in large grounds and is therefore located a substantial distance away from neighbouring properties. The property would not be extended and therefore would not impact existing light or outlook of the nearest neighbours.
- 43 The proposed roof light would look out onto the existing roof slope of the host property and wider views would be blocked. The alterations to the gable window would have the same direction of outlook as the existing therefore the material situation would remain the same in terms of privacy.
- 44 The development therefore accords with Policy EN2 of the ADMP.

Archaeology

- 45 As no groundworks are proposed it is considered highly unlikely that potential archaeology could be harmed by the development. KCC's Archaeology Officer has no objection to the proposals therefore it is not considered expedient to seek a watching brief in this instance and that the development would conserve potential heritage in accordance with EN4 of the ADMP.

Public Right of Way

46 A public right of way runs adjacent to the entrance of the property. The property is set in large grounds with sufficient room for vehicle deliveries. It is therefore not expected that the public right of way would be affected by the development. KCC's Public Right of Way Officer has considered the application and has no objections.

Community Infrastructure Levy (CIL)

47 The proposal is not CIL liable

Conclusion

48 The proposal accords with both national and local planning policies

49 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

Contact Officer(s):

Hannah Donnellan: 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:5,000
 Date 09/09/2021



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 Ordnance Survey 100019428.

BLOCK PLAN

