

4.4 21/02431/LBCALT

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 works to which this consent relates shall begin before the expiration of three years from the date of this consent.

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

2) The rooflight(s) hereby granted consent shall have steel or cast metal frames [with central vertical glazing bar] fitted flush with the adjoining roof surface and shall not project above the plane of the roof. Prior to their installation, elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5 will be submitted to and approved in writing by the local planning authority.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

3) Prior to the commencement of works, window details (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the commencement of works further details regarding the proposed alterations to the internal gutter are to be submitted to the Local Planning Authority for approval in writing. The details are to include the height of the increased gutter valley sides and the extent and specification of the replacement lead. The development shall be carried out in accordance with the approved

details

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

5) 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.

Description of site

1 The application site comprises of a two-storey property

Description of proposal

2 This application seeks listed building consent 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

Relevant planning history

3 99/01215/LBCALT Extension to side of house - GRANT 23/22/1999

4 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

5 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

6 14/01525/LBCALT Increase in width of existing opening between kitchen and breakfast room - GRANT 11/07/2014

7 16/01453/LBCALT The erection of a single storey rear extension - GRANT 15/07/2016

Policies

- 8 National Planning Policy Framework (NPPF)
- 9 Core Strategy (CS)
 - SC1 Design of New Development and Conservation
- 10 Allocations and Development Management Plan (ADMP)
 - EN4 Heritage Assets

Relevant Constraints

- 11 The following constraints apply:
 - **Grade II listed building**

Consultations

- 12 Otford Parish Council -

Support: “Otford Parish Council supports the application subject to the Conservation Officer being satisfied.”
- 13 Amenity Societies - No response
- 14 Historic England - No comments
- 15 SDC Conservation Officer -
- 16 Support subject to condition: “It is proposed to increase the capacity of the internal lead gutter, which runs through the attic, and create a larger external chute into the gutter on the north elevation. Due to the sheer volume of rainfall over a short time frame the current arrangement is unable to cope and water is flooding over the sides down into the building. While it will change the detailing and result in the loss of a small amount of historic fabric, the principle is supported as it will prevent further damage to the building’s historic fabric. The last heavy rainfall and subsequent flooding affected historic panelling in the Dining Room. Further information is required in terms of the specification of the lead and how much valley sides will increase by. Either this information can be dealt with as part of the application or via condition. It is not clear from the application whether the existing gutter will also need to be increased in size to accommodate the increase in discharge from the proposed chute.
- 17 As part of this application it is also proposed to remove the cupboard area under the eastern staircase up to the second floor. This would result in the loss of part of the ground floor ceiling to allow more light into the area. The staircase is considered to date from the 19th or 20th century either replacing an older staircase and as such the proposal is not considered to be detrimental to the significance of the listed building. The principle of

removing and replacing the existing spindles to staircase is accepted as they are clearly a modern, unsympathetic alteration. The proposed replacement spindles are simple and more appropriate to the building.

- 18 The removal of the existing second floor window on the north elevation gable and replacement with a slightly larger casement is supported. The existing window dates from the 20th century and although larger the proposed replacement is still proportionate in the hierarchy of fenestration and the north elevation.
- 19 There is no objection to the addition of a conservation style roof light in the store room on the second floor. It will be positioned in the valley return and will not be visible in views of the building.
- 20 Conclusion: Assessed in line with the NPPF, this application is considered to not cause harm to the significance of the listed building.”
- 21 The Conservation Officer recommends further information to be secured by condition including:
- Specifications, section and elevation drawings of the proposed roof light and new window
 - Further details regarding the increase of and specification for the internal gutter

Representations

- 22 No representations have been received.

Chief Planning Officer’s appraisal

- 23 The main planning consideration are:
- Impact on the listed building

Impact on the listed building

- 24 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 placed a duty on a local planning authority, in considering development, which affects a listed building or its settings, to having special regard to the desirability of preserving the building or its setting, or any features or architectural or historical interest it possess. The NPPF also states that great weight should be given to the conservation of heritage assets (para 199).
- 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 proposals comprise of minor works to The Castle House. 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 Of the proposed works only the new gable window would be visible externally. As noted by SDC's Conservation Officer this window is a later addition and in terms of the window hierarchy a minor increase would preserve the visual integrity of the heritage asset and would preserve the historic fabric. A small 'conservation style' roof light is also proposed that would be located on a roof plane which is completely shielded from view from all aspects. As such, providing the materials and specifications of the proposed glazing would be appropriate for the listed building, then this element of the proposals would be considered to conserve the historic interest of the listed building in accordance with Policy EN4.
- 28 Internally the works to the stairs, which would include the removal of a small under-stair cupboard and replacement of modern spindles, would also only affect the modern fabric of the building and would preserve the historic interest of the listed building. The replacement of the modern spindles with spindles more in keeping with the older staircase would be considered to be an improvement and therefore desirable.
- 29 The proposed enlargement works to the internal gutter at the second floor has resulted from internal flooding following heavy rainfall greater than the existing gutter's capacity. The work would include raising the sides and replace the lead lining. Whilst the work would affect historic fabric it is clear from the evidence produced and from the site visits that this is a serious issue that has resulted in water damage to the historic fabric throughout the house including the historic panelling at the ground floor.
- 30 Left as it is it is likely that further damage and loss of important historic fabric of the building would occur thereby resulting in serious harm to the historic interest of the listed building. As such the principle of the work is supported. SDC's Conservation Officer has no objection to this element of the work providing further information of the gutter alterations including specification is approved by condition.
- 31 The proposed development is therefore considered to both conserve and enhance the special interest of the listed building in accordance with Policy EN4 of the Sevenoaks Allocations and Development Management Plan and Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990.

Conclusion

- 32 The proposal conserve and enhance the special interest of the heritage asset.

33 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

