

4.4 21/03394/DETAIL Date expired 26 November 2021

Proposal: Details pursuant to condition 1 (internal gutter) of planning permission 21/02431/LBCALT.

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 Condition 1 pursuant to 21/02431/LBCALT is GRANTED

Description of site

1 The application site comprises of a Grade II listed property

Description of proposal

2 The application seeks the discharge of condition 1 pursuant to 21/02431/LBCALT.

Relevant planning history

3 21/02431/LBCALT 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. GRANTED

Policies

4 National Planning Policy Framework (NPPF)

5 Core Strategy (CS)

- SC1 Design of New Development and Conservation

6 Allocations and Development Management Plan (ADMP)

- EN4 Heritage Assets

Constraints

7 The following constraints apply:

- Grade II listed building

Consultations

8 SDC Conservation Officer: Support

Representations

9 No representations have been received

Chief Planning Officer's appraisal

10 The main planning considerations are:

- Impact on the listed building

Impact on the listed building

- 11 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).
- 12 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.
- 13 The alterations to the existing internal gutter were approved in principle under application 21/02431/LBCALT. Works to the internal gutter were required to prevent internal overflow and damage to the internal fabric and it was recognised that the works were necessary to prevent harm to the historic fabric of the heritage asset. Further details were required by condition to ensure that the work would preserve the historic fabric of the listed building in accordance with Policy EN4.
- 14 A schedule of work to the gutter was submitted which confirms the works would include:
- Increasing the size of opening on front roof slope where existing gutter discharges to allow access to undertake works.

- Stripping out existing lead to gutter full length from internal flat roof to front roof slope
- Raising the sides of existing timber box former to give minimum height of 150mm (existing 80-100mm), using treated timber planted to top of existing.
- Lining the timber box dormer with code 5 lead all to LSA recommendations including welding to the existing flat roof.
- Forming an enlarged lead chute to front slope side to accommodate new height
- Relaying existing clay tiles around new chute to front slope

15 The proposed works would involve minimal intervention to the existing historic fabric and it is considered that the proposed works would be proportionate considering the necessity to increase the gutter capacity to prevent internal overflow and flooding. SDC's Conservation Officer has considered the details and recommends that the condition can be discharged.

16 The proposed works to the gutter, approved in principle, would therefore preserve the special interest of the designated heritage asset in accordance with Policy EN4.

Community Infrastructure Levy (CIL)

17 The proposals are not CIL liable.

Conclusion

18 The proposals would preserve the special interest of the listed building.

19 It is therefore recommended that Condition 1 pursuant to 21/02431/LBCALT is GRANTED.

Background papers

Site plan

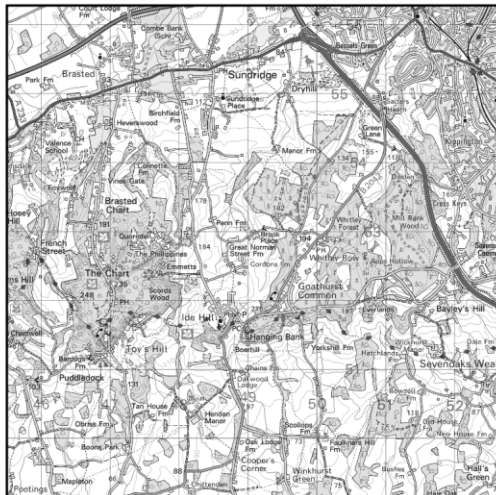
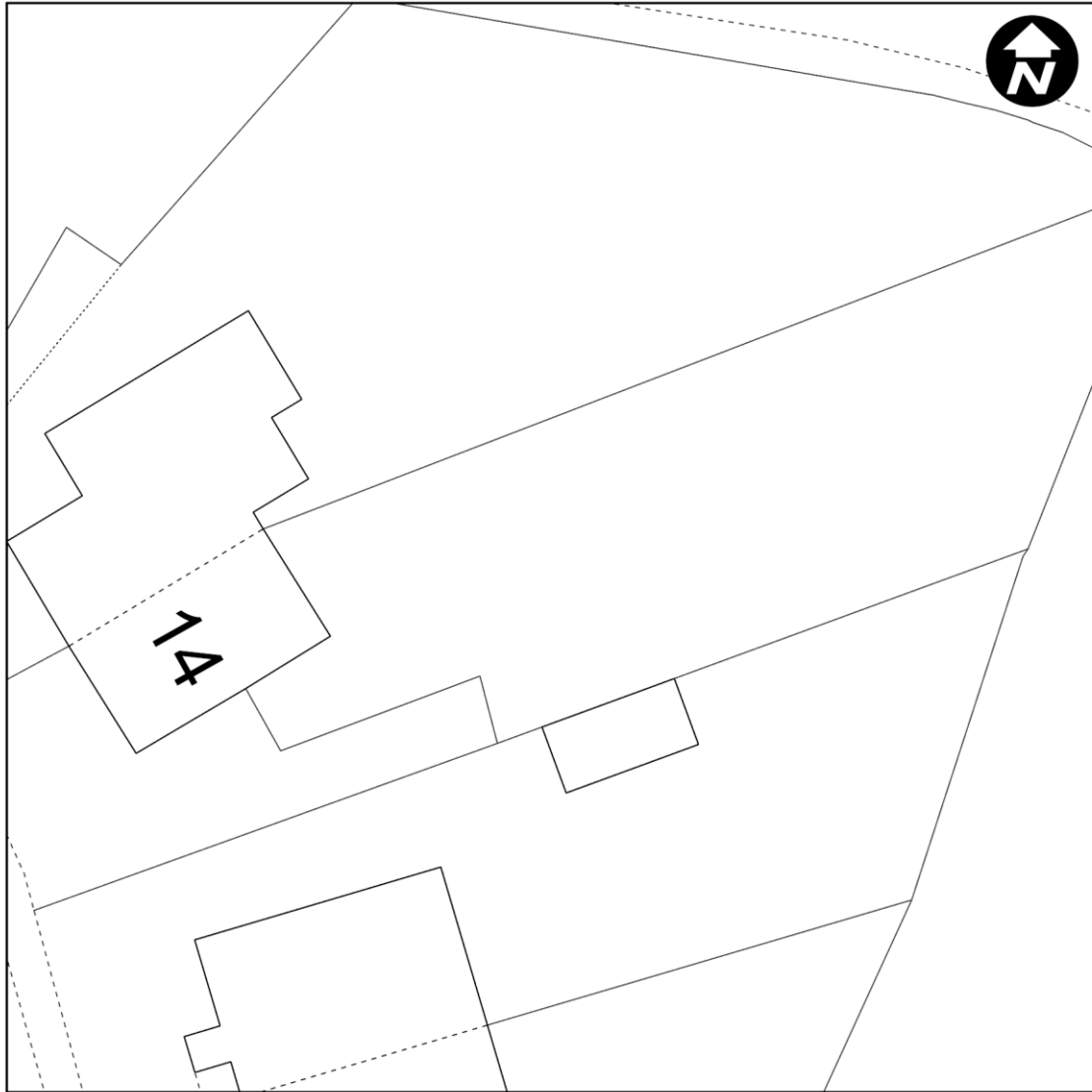
Contact Officer(s):

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Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:5,000

Date 02/11/2021



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