

Delegated Report

Application No:	20220266
Location:	The Old Parsonage, Butchers Hill, Shorne DA12 3EB
Description:	Demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.
Applicant:	Mr D South
Site Visit Date:	Various

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form
Heritage Statement
Planning, Design and Access Statement
Photographs
Drawing no. 20/308/02 (existing survey drawing)
Drawing no. 20/308/05 rev A (proposed block plan)
Drawing no. 20/308/04 rev E (proposed elevations)
Drawing no. 20/308/03 rev E (proposed ground floor plan)
Drawing no. 20/308/01 (existing survey drawing)

Relevant Planning History

20220275	Application For Listed Building Consent for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.	Under consideration	
20200308	Application for Listed Building Consent for the construction of a garage and drive from Butchers Hill with demolition of an existing timber store building.	Permitted	19.05.2020
20200307	Construction of a garage and drive from Butchers Hill with demolition	Permitted	19.05.2020

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20160930	Demolition of existing detached double garage and erection of a detached triple garage.	Permitted	19.12.2016
20160525	Application for Listed Building Consent for the demolition of existing detached double garage and erection of detached triple garage.	Permitted	30.06.2016
20160424	Application for minor material amendment to planning permission reference number 20140777 for the demolition of existing detached double garage and erection of a detached triple garage; to allow a minor increase in the building volume to accommodate vehicle and ground maintenance equipment for use of the main property.	Permitted	28.06.2016
20140778	Application for Listed Building Consent for the demolition of existing detached double garage and erection of detached triple garage.	Permitted	27.10.2014
20140777	Demolition of existing detached double garage and erection of a detached triple garage.	Permitted	27.10.2014
19870834	Application for Listed Building Consent for elevational alterations in connection with the erection of a part two storey and part single storey side extension	Permitted	13.11.1987
19870833	Erection of part two storey and part single storey side extension to form swimming pool plant room lobby and conservatory with snooker room and bar at first floor level	Permitted	13.11.1987
19870333	Erection of two storey side extension to form playroom and wc with bedroom at first floor level	Permitted	21.06.1987

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the National Planning Policy Framework (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- TC2 – Policy for Listed Building
- TC3 – Development Affecting Conservation Areas

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Landscape Character Assessment (2009)
- Shorne Village Conservation Area Appraisal (2017)
- Conservation Areas (Maintenance/Replacement Windows and Doors Guidance) (2020)
- Listed Building Guidance Notes (2020)

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

KCC Heritage

Thank you for consulting us on this application.

The site lies within an area of multi-period archaeological potential. However it is considered unlikely that these proposals would have a significant below-ground archaeological impact.

GBC Conservation Officer

The listing description notes that the previous 18C building was burnt down and what we see today is a late 19C reconstruction in the British Queen Anne Revival style that was popular during the latter half of the 19C.

Rebuilt in late C19 as replica of C18 building burnt down. Red brick to all elevations. Clay roofing tiles. Painted timber eaves.

Rectangular with roof hipped at both ends.

Front of 2 storeys with attic storey above. Central doorway with pilaster, pediment, semi-circular fanlight and 6 panelled door with raised and fielded panels. Flight of 5 steps up to doorway. Four sash windows with glazing bars to ground floor, 5 sash windows with glazing bars to first floor. Two dormer windows with hipped tiled roofs. Brick modillions below painted timber eaves.

The Proposals:

At the site meeting with the previous agent, the intention of the proposals was to increase in floor area to the back of the existing conservatory, infilling the area between the flank wall of the main house and the modern swimming pool building. Combined with a need to reduce heat loss the proposals required a roof that could span between the main house and the adjacent pool building, which forms a complex geometry on plan. Critical to the proposals success is ensuring that the windows on the flank wall of the main house are not disturbed and so the height of the proposed roof must not interfere with the windows on the main house whilst forming a connection with the adjacent pool building.

The brief lends itself to a modern design that must appear minimalist to succeed. There are examples of successful modern minimalist extensions to listed buildings, which rely on good detailing and quality materials. With this proposal the key design details will be the glazing system adopted, the eaves design and material, and the detail for linking the proposal to the flank wall of the existing listed building. As there is insufficient information included in the application, these will need to be conditioned in order to secure an acceptable solution. Further refinement of the design should include a strip of glazed roof section where the proposal links to the main house, and a green roof; this will allow natural light into the existing flank wall windows and enable a detail with a minimal physical link to the main house.

The proposals include an extension to the kitchen area, which will replace a timber garage building of no historic interest. This is a conventional design, replicating the adjacent extension and should be subject to conditions to secure acceptable detail and materials.

Generally the proposals can be supported but require further refinement and detailing in order to succeed, such information can be conditioned.

Dickens' Country Protection Society

The Society notes the site is inside the village envelope on the south side of Butcher's Hill in the Shorne Conservation Area and the house is a Grade II listed building of some local importance. It is in a prominent hilltop location overlooking the village, although screened by trees.

The Society has no issues with the proposed kitchen extension at the northern end of the house which is in character and subservient to the main building.

The Society is concerned regarding the proposed replacement conservatory. The Society is unable to establish exactly when the existing conservatory was constructed and note it is not referred to in the listing. The conservatory is in character with the listed building and harmonises with it, with matching brick and attractive and forming part of the setting of the house.

The existing conservatory with its red brick dado wall, circular head feature to the window, tooth moulding at the eaves and the decorated ridge to the pitched roof has a pleasing appearance and period character. It is in scale to the house and complements it.

In the Society's view the proposed replacement in the form of a full height rectangular glass structure, with flat roof, surrounded by a rectangular lantern light does not harmonise with the house and would detract from the listed building.

In the Society's view if the existing structure cannot be restored, and extended if required, a more traditional approach is desirable possibly substituting aluminium for timber but maintaining the main features including the dado wall which gives the structure form and proportion, and the pitched roof.

Shorne Parish Council

The Old Parsonage is a large period residence in extensive grounds. It is largely hidden from view, by existing trees and vegetation, but we are uncertain of the extent to which it can be seen from other properties on high ground.

We were unable to find on the GBC website the previous planning applications relating to the Conservatory and the "Pool House" (a two storey structure with residential accommodation over) as referenced in the planning statement as dating from 1987, or for the attached timber garage. The applicant informed us in advance that this planning application was likely to be submitted, but drawings for review were not provided otherwise our input would have been made earlier in the process.

The application involves two different proposals and structures:

1) Replacement conservatory on south side of house:

It is understood from the accompanying documents that the presently proposed design is conceptual and not finalised pending structural loading considerations. The connection to the "Pool house" building is complex so, overall, redesign could be beneficial.

The structure as presently proposed is uncompromisingly ultra-modern and greatly out of keeping with the character of the existing buildings.

The Parish Council would prefer the design to be toned down and not to be such a stark contrast. A more sympathetic design that combines traditional and more visually compatible elements with the modern, at least on the east/front elevation, would be preferable.

The Parish Council has no objection to the principle of the conservatory being replaced but at the present time has to *object to the proposed design of the replacement conservatory* for the reasons as given above.

As the design is not finalised, any permission granted for this structure should be outline only with all matters reserved.

If permitted, maintenance of the visual screening trees and vegetation should be required by Condition.

2) Kitchen extension on north side of house:

This is in a style that is compatible with the main house and shows subsidiarity, although sash windows might be preferable so as to match those on the frontage of the main building. The Parish Council otherwise has *no objection to this part of the proposal*.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to eight neighbouring properties. No letters of representation have been received. The overall consultation period expired on 27 May 2022.

Analysis

Proposal

This application seeks planning permission for the demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.

The proposed kitchen extension will project approx. 5.2m to the side and will be 5.7m deep. It will join to the existing kitchen. It will be approx. 5.8m high with a hipped roof. It will be finished in clay roof tiles to match the house and will have white painted double glazed casement windows. There will be a rooflight in the rear roof slope.

The proposed orangery will be approx. 12.5m wide and a maximum of 10m deep. It will replace the existing orangery and infill the courtyard behind. It will be approx. 3.85m high with a flat roof. There will be a higher 'atrium' in the middle of the roof that will add a further 0.72m in height to give more internal height.



Character and Appearance

The application site is a Listed Building located within a Conservation Area in the village of Shorne. The whole site is large and part of it is located within the Green Belt. All the development proposed is located outside of the Green Belt. The site is also within the vicinity of a BAP priority area and SSSI but not within it and within the Shorne Woodland Landscape Character Area. The Old Parsonage is also Grade II Listed Building located close to St Peter and St Paul's church which is a Grade II* building.

The application site contains a large dwelling that has been extended in the past with a large orangery, an indoor pool and games room and, most recently, permission has been granted for a large garage to the rear. The land slopes up from the west and there are large gardens and a

pond to the south.

The listing description notes that the previous 18C building was burnt down and what we see today is a late 19C reconstruction in the British Queen Anne Revival style that was popular during the latter half of the 19C.

Rebuilt in late C19 as replica of C18 building burnt down. Red brick to all elevations. Clay roofing tiles. Painted timber eaves.

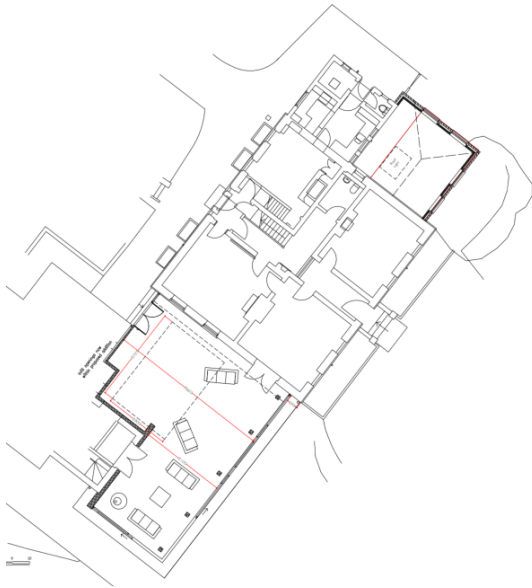
Rectangular with roof hipped at both ends.

Front of 2 storeys with attic storey above. Central doorway with pilaster, pediment, semi-circular fanlight and 6 panelled door with raised and fielded panels. Flight of 5 steps up to doorway. Four sash windows with glazing bars to ground floor, 5 sash windows with glazing bars to first floor. Two dormer windows with hipped tiled roofs. Brick modillions below painted timber eaves.

The single storey side extension would involve the demolition of the existing garage that currently projects further to the side than the rear most side extension and its replacement with a single storey extension that projects the same width as the garage and is set back from the front elevation by approx. 0.8m. The house is not located within the Green Belt (although part of the plot is) and the proposal appears subservient to the original building. In terms of design, the proposal replaces a timber garage that is of no architectural merit. Subject to appropriate conditions the proposed kitchen extension is acceptable.

The proposed orangery will be set back from the front elevation of the property much like the current orangery. It will be a similar width but will extend further back in order to cover the current courtyard area. It will join onto the existing pool house. Although larger, the additional covered courtyard will not be readily visible from any vantage point due to the higher land to the rear. It is not considered that this additional floor area will have a significant impact on the scale of the building above what is currently there. The junction between the pool house required much consideration due to the varying roofs of the pool house to which it is attached however the flat roof was considered to be the most suitable solution.

In terms of the impact on the listed building and surrounding conservation area, the proposed development adds a modern feature to the building that clearly demarks the difference between old and new. It is important that glazing is not supported by a heavy frame and there is a glazing strip between the house and the orangery. Internal pillars set back from the glazing will support the frame unless it is possible to support it without these and without using a heavy frame. A structural report is needed in order to decide whether internal columns will be required or not. The most recently submitted plans show this:



The proposals are located within the residential curtilage of the building and essentially replace existing buildings. They therefore will have no detrimental impact on the wider landscape character.

The applicants have confirmed their intention to replace trees lost by the kitchen extension with three crab apple trees. This is commended and accords with the objectives of policy CS12 that seeks to ensure no net loss of biodiversity.

The proposed extensions are considered to have no significant detrimental impact on the landscape character, street scene or surrounding Conservation Area. Subject to conditions regarding detailing (materials, joinery etc.), the proposals to extend the Listed Building to the side and replace the orangery accords with the objectives of saved policies TC2 and TC3 of the Gravesham Local Plan 1994 and Policies CS12, CS19, CS20 and paragraphs 130 and 197 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The application site is on a large plot and therefore there is ample garden space to remain. All habitable rooms continue to have sufficient outlook and therefore no concerns are raised.

Neighbouring Amenity

The closest property is approx. 15m away to the northeast to the proposed kitchen extension. This is on higher ground and there is dense shrubbery between the properties. Due to the screening between the properties there will be no loss of privacy to this neighbour. Due to the distances between the dwellings, their orientation and land level differences there will be no detrimental impact in terms of loss of outlook, sunlight or daylight.

There are no other close neighbours and no representations have been received.

The proposed extensions therefore accord with the objectives of policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

The proposed kitchen extension will result in the loss of the garage, however there is ample on

site parking both to the front of the house and in the garages to the rear. No concerns are therefore raised with regards to parking and highway safety.

Conclusion

The proposed kitchen extension will replace a building of no particular architectural merit and will complement the listed building. The proposed replacement orangery will add a modern building clearly demarking the old and new. The proposals therefore will have no detrimental impact on the character and appearance of the street scene, conservation area, listed building, amenities, parking or highway safety and accord with the abovementioned policies.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Faye Hobbs
Signed: 	Signed: 
Dated: 31 May 2022	Dated: 31 May 2022