



Delegated Report

Listed Building Consent

Application No: 20240781

Location: Higham Hall Barn, 5 Ostlers Court, Taylors Lane, Higham, Kent, ME3 7AY

Description: Application for Listed Building Consent for the installation of a Velux rooflight to roof.

Applicant: Daniel Mortimer

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 27 August 2024;
- Design and Access Statement;
- Heritage Statement;
- Supplementary Information – Velux Window Details;
- Un-numbered Location Plan – Ordnance Site Location Plan (scale – 1:1250);
- Un-numbered Location Plan – Block Plan (scale – 1:500);
- Un-numbered Plan – Window Location Plan;
- Drawing no. 001 – Existing and Proposed West Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240582	Application for Listed Building Consent for the replacement of 1980's wooden & glazed doors for wooden & glazed doors stained to match existing cladding, fascias, downpipes.	PERMITTED	27.08.2024
20170251	Application for Listed Building Consent for the installation of 2 LED post lights to the entrance area.	PERMITTED	19.05.2017
20150641	Application for Listed Building Consent for the installation of external passive infrared sensors (PIR) Lighting and Lanterns.	PERMITTED	08.04.2016
20000515	Application for Listed Building consent for alterations and conversion of kitchen/diner to kitchen including installation of french windows in centre of fixed glazing panels.	PERMITTED	22.09.2000
19990388	Erection of 2.55m high brick pier and 1.3m high five bar field gates to access on front boundary.	PERMITTED	28.07.1999

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings

Paragraph 33 of the NPPF (2023) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 16 – Conserving and Enhancing the Historic Environment

Supplementary Planning Guidance

- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

External Consultees

Higham Parish Council – No comment received.

National Amenity Societies – No comment received.

Internal Consultees

GBC Conservation Officer – There is insufficient information on the existing fabric of the listed building to determine the potential harm by cutting away roof structure to insert the proposed velux window. The drawn information lack detail and is insufficient to assess the impact of the proposed rooflight. Therefore, NPPF paragraph 200 has not been achieved.

Supporting photographs may assist.

The proposals are therefore contrary to local and national planning policy and cannot be supported.

Local Ward Councillors – No comment received.

Neighbouring properties

Neighbour consultation is not required for Listed Building Consent, however a site notice has been displayed and an advert published in the Gravesend Messenger.

The overall consultation period expired on 25 October 2024.

Officer's Analysis

Higham Hall Barn is a grade II listed building, The list description is set out below:

Late C16. Red brick, adjoining south-west corner of garden walls. Pigeon holes in brickwork along east side. Gabled tiled roof with kingposts and curvilinear braces. Modern waggon porch to east. Contemporary cross wing to south much altered. Use uncertain.

The design and access statement accompanying the application describes the proposal as follows:

The proposal is to install a openable Velux roof window in the West elevation to provide natural light and adequate ventilation for fresh air to the loft room which becomes unusable at times due to heat and lack of fresh air and to comply with Part F of the building regulations.

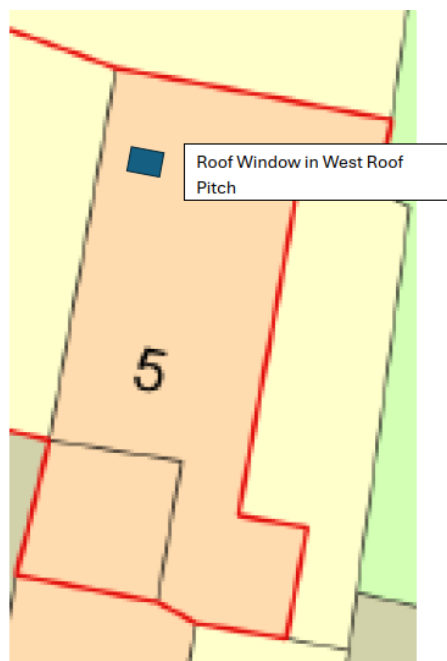
The roof window selected is The VELUX Heritage conservation roof window is designed to be in-keeping with heritage aesthetics of historic buildings. Slim and elegant and sitting flush to the tiles, it blends beautifully into the roofing material.

The heritage statement accompanying the application provides the following additional information:

The roof window selected is The VELUX Heritage conservation roof window is designed to be in-keeping with heritage aesthetics of historic buildings. Slim and elegant and sitting flush to the tiles, it blends beautifully into the roofing material.

Thoughtfully co-created with Architects and Conservation Officers, it enhances modern living, while maintaining the building's original character.

The location of the velux window would be on the front roof slope of the building, as is shown on the submitted drawing:



Design, Character and Appearance

Section 12 of the National Planning Policy Framework (NPPF) (2023) relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Local Plan Core Strategy (LPCS) (2014). This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 (LPCS) requires the following:

“....the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.”

As the property is a grade II listed building, Section 16 of the NPPF (2023) is also relevant. This sets out requirements relating to conserving and enhancing the historic environment. Paragraph 203 is of particular relevance and states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 (LPCS) and saved Policy TC2 of the Gravesham Local Plan First Review (LPFR) (1994) are also relevant. Policy CS20 (LPCS) places a high priority on the preservation, protection and enhancement of the Council’s heritage and historic environment. Policy TC2 (LPFR) sets out the Council’s approach to applications affecting listed buildings. It states that in the case of applications for development involving alterations or extensions to listed buildings or affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The proposed velux window would be located on the principal roof slope of the Listed Building and would therefore have a harmful, negative impact on its setting and failing to sustain or enhance a heritage asset contrary to paragraph 203 of the NPPF (2023). Furthermore, the application lacks sufficient detail to confirm that the development would not impact the existing historic fabric of the Listed Building through its insertion contrary to paragraph 200 of the NPPF (2023). Based on the insufficient information the Conservation Officer has recommended that the application is refused.

The proposal is therefore contrary to local and national planning policy, through causing harm to the setting of the Listed Building and its historic character and providing insufficient information to ensure the preservation of its existing historic fabric.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposed velux window would cause harm to the setting of the Listed Building and its historic character, and the application is supported by insufficient information and detail to ensure the preservation of its existing historic fabric. Therefore, the proposal is contrary to saved policy TC2 of the Gravesham Local Plan First Review (1994), Policy CS20 of the Gravesham Local Plan Core Strategy (2014) and Section 16 of the National Planning Policy Framework (2023).

As such, it is recommended that the application is refused.

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	11 th November 2024	Dated:	12th November 2024