



Delegated Report

Planning Application

Planning Application No: 20220781

Location: Bailiffs House, Camer Park, Camer Road, Meopham DA13 0XT

Description: Conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port

Applicant: Mr Robert & Jennifer French & Lewis

Site Visit Date: Various

Submitted Documents/Plans

Application form

Design, Access and Heritage Statement

Structural Heritage Assessment Report

Drawing no. 906 rev P01 (proposed shed west and north elevations)

Drawing no. 905 rev P01 (proposed shed east and south elevations)

Drawing no. 900 rev P01 (proposed shed floor plans)

Drawing no. 707 rev P01 (conservation rooflight)

Drawing no. 706 rev P01 (boot room entrance door)

Drawing no. 705 rev P01 (bedroom door/window)

Drawing no. 704 rev P01 (window details)

Drawing no. 703 rev P01 (en-suite bath window)

Drawing no. 702 rev P01 (fixed picture window)

Drawing no. 701 rev P01 (window details)

Drawing no. 700 rev P01 (cart door)

Drawing no. 601 rev P01 (ridge detail)

Drawing no. 600 rev P01 (typical wall and eaves detail)

Drawing no. 112 rev P01 (proposed roof plan)

Drawing no. 001 rev P01 (location plan)

Drawing no. 111 rev P01 (proposed mezzanine floor plan)

Drawing no. 110 rev P01 (proposed ground floor plan)

Drawing no. 133 rev P01 (proposed section – west)

Drawing no. 130 rev P01 (proposed section – east)

Drawing no. 131 rev P01 (proposed section – south)

Drawing no. 011 rev P01 (existing mezzanine floor plan)

Drawing no. 021 rev P01 (proposed west elevation)

Drawing no. 132 rev P01 (proposed section – north)

Drawing no. 022 rev P01 (proposed south and north elevation)

Drawing no. 012 rev P01 (existing roof plan)

Drawing no. 010 rev P01 (existing ground floor plan)

Drawing no. 002 rev P01 (block plan)

Drawing no. 033 rev P01 (existing section – west)

Drawing no. 032 rev P01 (existing section – north)

Drawing no. 031 rev P01 (existing section – south)

Drawing no. 030 rev P01 (existing section – east)

Drawing no. 022 rev P01 (existing south and north elevation)
 Drawing no. 021 rev P01 (existing west elevation)
 Drawing no. 120 rev P01 (proposed east elevation)
 Drawing no. 020 rev P01 (existing east elevation)

Relevant Planning History

20220782	Application for Listed Building Consent for the conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port	Under consideration	
20191188	Application for Listed Building Consent for the sub-division of the rear garden and conversion of agricultural barn into 2 bedroom dwelling with new driveway and carport.	Permitted	21.01.2020
20190263	Conversion of agricultural barn into 2 bedroom dwelling with new driveway and car port.	Permitted	21.01.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- TC2 – Policy for Listed Buildings
- C11 – Change of use of Redundant Buildings in the Countryside

Kent Downs Area of Outstanding Natural Beauty Management Plan

As part of the site lies within the Kent Downs Area of Outstanding Natural Beauty (AONB), the adopted Kent Downs AONB Management Plan is also relevant. The policies relevant to the consideration of this application are:

- LLC1
- LLC2

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Conservation Officer

Raised no objection but requested conditions for the following:

The new brick plinth should be a red multi stock brick (sample to be agreed), ideally reclaimed and not painted black as specified.

The metal windows and doors will need to be fitted into a black stained timber window frames with timber sills. This can be hardwood and stained black.

There are no rafter ends shown on the drawings. There should be exposed rafters which are normally curved on the underside.

I understand there is an extended lead in time for Welsh slate so this needs to be taken into account.

Meopham Parish Council

Following discussion by Meopham Parish Council's Planning Applications Committee; the Council wishes to provide the following response:

- No objection to this planning application subject to compliance with householder extensions/alterations design guide and on the condition that it is not permitted as a separate hereditament.

Dickens' Country Protection Society

The Society would wish to raise concerns that the proposed conversion could result in a new dwelling in the Green Belt.

Highway Development Management Officer

At no point in this application, can I trace a parking plan and whilst the changes may not warrant a plan being submitted, it would be beneficial to ensure the parking provision can be secured by condition,

particularly as it is noted the car port will be used by an air source heat pump.

05. AMENDMENTS TO CAR PORT AND AIR SOURCE HEAT PUMPS

Scale and layout

The applicant does not wish to sever the two properties as proposed in application 20190263 and therefore intends to use the approved car port for the accommodation of air source heat pumps, plant and storage. A revision to the scheme reduces the scale of the building significantly, allowing for a less dominating structure between the barn and main house.

A condition would also be required to ensure the barn can only be occupied as an ancillary to the occupation of the main dwelling to ensure no additional parking is required and it should not be permissible to let the barn on a commercial basis as a holiday let etc, as this would generate its own car parking requirement.

Neighbouring properties

The application has been advertised by site notice and individual letters to three neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and storage building designed to look like a car port. This new building will be approx. 5.6m wide, 3.24m deep and approx. 3.7m high with a pitched roof.

Impact on the rural area, Green Belt, AONB, Meopham Downs Landscape Character Area and Listed Building

The application site is located within the rural area, Green Belt, the AONB and the curtilage of a Listed Building.

Green Belt

Policy CS02 states that development in the Green Belt that proposes to maintain and diversify the rural economy will be supported where it is compatible with national policies for protecting the Green Belt and policies in the Core Strategy.

Section 13 of the National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other consideration. Para. 150 outlines other forms of development which are not inappropriate in the Green Belt providing they preserve its openness and do not conflict with the purposes of including land within it. Among these developments resulting in the re-use of buildings provided that the buildings are of permanent and substantial construction are not inappropriate.

Para. 137 states that the fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

The planning application has been accompanied by a structural report. This surmises that the structure appears to be carrying loads adequately from the roof into the ground but the mezzanine would require further support.

The barn is of substantial construction and therefore it is appropriate to change to a residential annexe use.

Previously, concerns were raised with regard to maintaining the openness of the Green Belt by introducing a new dwelling in this location and the residential paraphernalia that will undoubtedly ensue. The previous owners were looking to sell the main house separately and the resident of main property to reside in the barn. Ultimately the new owners have decided to keep both the main house and use the barn as an annexe.

The original parking arrangements showed that the barn resident would park to the front of Bailiffs house which was considered unlikely to work in practice. There is approx. 25m between this driveway and the barn and there is a real possibility that in the future an owner on this site or the site of the main house would want to change the proposed parking arrangements. It was noted on historic plans that there was a building adjacent to the barn in a position that would be acceptable for a garage. On the basis that historic maps show this land contained a building on this site the applicant's agent amended the plans so show a garage in this position. The garage/carport is no longer proposed but instead a smaller building that would provide storage and plant for the air source heat pump. As there was previously a building in this location it was considered a 'replacement' and therefore an exception under para. 149 of the National Planning Policy Framework 2021.

In order to ensure that the openness of the Green Belt is maintained from future development a condition was recommended on the previous application to remove any permitted development rights from the property. However, as the building is now to remain ancillary to the house it will not benefit from permitted development rights and this is now not necessary.

Residential paraphernalia is often a concern in terms of the Green Belt and the impact on its openness. On the basis that this is a lesser development it is considered acceptable and accords with Policy CS02 of the Core Strategy 2014 and paras. 149 and 150 of the National Planning Policy Framework 2021.

Rural Area

Policy C11 permits the conversion of farm buildings to other uses in certain circumstances. These are:

1. It can be demonstrated that the building was originally erected as an agricultural building but is no longer needed for farming
2. The building is a substantial one, of permanent construction and is in an appropriate location in relation to roads and services
3. The building is attractive, in having some architectural, historic or landscape interest or being of a type representative of the Kent Countryside and the proposed alterations preserve that interest
4. The proposed use will diversify the rural economy and not result in the longer term dilution of farm viability
5. The curtilage is confined to the minimum necessary to operate the use
6. The nature and intensity of the proposed use is not detrimental to amenity or traffic safety

The structural report concludes that the existing building is substantial and of permanent construction. It also has architectural merit and the proposed alterations are considered to preserve that interest.

Paras. 79-80 of the National Planning Policy Framework 2021 relates to rural housing. As this is an application for an annexe it is not relevant. However it is noted that it was relevant to the previous application and the proposal was considered to conform.

AONB

The site is located within an Area of Outstanding Natural Beauty. The Kent Downs AONB Management

Unit were consulted previously but wrote to say they have no comments to make. Policy CS12 states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.

The proposal will have limited impact on the AONB. It was not considered that the conversion to a residential dwelling would have an impact and therefore the conversion to an annexe is considered to have an even lesser impact. The proposal therefore raises no concerns are raised that the proposals will have a negative impact on the AONB.

Meopham Downs Landscape Character Area

The site is located within the Meopham Downs Landscape Character Area. The condition of the landscape is considered good. Hedgerows and small woodland clumps limit the visual impact of detractors. The sensitivity of the landscape is moderate and the guidelines recommend the area should be conserved and the traditional landscape structure to be reinforced, conserve the winding lanes and dense native hedgerows and conserve traditional character of built environment by drawing on traditional building materials and techniques for new development.

Policy CS12 states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and any proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment and Cluster Studies where relevant. The re-use of this barn and appropriate landscaping will conserve the landscape.

Impact on the setting of a listed building

Bailiffs House is a Grade II Listed Building. The barn sits within the curtilage of this Listed Building.

Policy CS20 states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. Saved Policy TC2 of the 1994 Local Plan states that, in the case of applications affecting the setting of a listed building, the primary consideration of the Council will be the maintenance and integrity of the original listed building and that proposals will need to be sympathetic in terms of massing, scale, appearance and materials.

The barn is certainly of historic interest and can be considered a curtilage listed building requiring listed building consent for any alterations (the building pre-dates the first planning act and was/is in the same curtilage on the date of listing in 1983).

The previous owner confirmed on site that the barn had suffered damage in the great storm of 1987. It appears that the main frame to at least two bays are original (18th century) with carpenters numbers on the frame joints. The narrower southern three bays may well be a later 19th century re-construction. There has clearly been extensive re-construction of the roof and frame as a result of the storm.

The 1864-67 OS Map shows a building associated with the barn that is an appropriate location for a garage. It also indicates a boundary for a tighter curtilage to the west side, which could be replicated by planting with native hedgerow and can be subject to a planning condition. The eastern boundary could then be kept tight to the east end of the building next to the barn in the historic OS map which would form the location of a car port.

Regarding the design of the barn there were reservations about the use of walls of glazing which would detract from the historic character and function of the barn however the conventional approach of allowing the cart entrance to be fully glazed with the minimum number of windows elsewhere in the body of the barn has been adopted. The new brick plinth should be a red multistock brick, ideally reclaimed, and not painted black as specified. The metal windows and doors need to be fitted into black stained timber window frames

with timber cills (which can be hardwood and stained black). There are no rafter ends shown on the drawings. These need to be submitted and should be shown as exposed and curved on the underside. There is currently an extended lead time for Welsh slate and this should be taken into account. These elements of the proposal can be dealt with by conditions attached to the Listed Building Consent application.

The proposal therefore complies with Policy CS20 of the Core Strategy 2014, Saved Policy TC2 of the Local Plan 1994 and section 16 of the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The floor space required by the National Housing Standards is 79sqm for a 2 bed, 4 person dwelling. The proposed barn is approx. 124sqm which far exceeds this. The internal layout offers reasonable levels of amenity in terms of outlook and privacy and there is enough land around the site to provide for adequate garden space if this were ever to become a separate dwelling.

Neighbouring Amenity

The nearest property to the barn is Bailiffs House. There is sufficient distance between these properties that there will be no detrimental impact from the barn conversion in terms of loss of outlook, privacy, sunlight or daylight.

In terms of amenity, the proposal accords with the objectives of Policy CS19 of the Core Strategy 2014 and para. 130f of the National Planning Policy Framework 2021.

Parking and Highways

No objection is raised on highways grounds in terms of vehicle parking standards and highway safety.

Conclusion

The proposed development is not dissimilar to that which has been previously approved save for its use as ancillary and therefore, subject to conditions, the proposal will have no detrimental impact on the character and appearance of the rural area, Green Belt or Listed Building, amenity, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval. A condition is recommended to ensure the barn is used ancillary purely so that it does not have the benefit of permitted development rights.

Recommendation:

Permit.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	13 September 2022.	Dated:	13th September 2022