



Delegated Report

Lawful Development Certificate – Listed Building

Planning Application No: 20231256

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Application for a certificate of lawfulness of proposed works to a listed building for the repairs and reinforcement to the existing roof.

Applicant: Mr Holm

Site Visit Date:

Submitted Documents/Plans

Application Form
PP-18Q-09 – Site Location Plan and Block Plan
PP-18Q-0006 – Existing Roof Framework Elevations
PP-18Q-0007 Rev A – Roof Framework Elevations Showing Proposed Repairs
Section AA
Section BB
Essential Repairs to Existing Roof
Heritage and Design and Access Statement
Structural Engineers Calculation Contents Page
Email from agent re Timber Materials

Relevant Planning History

Reference	Description	Decision	Decision Date
20231289	Erection of a detached double garage.	Pending Consideration	
20231274	Replace rear flat roof dormer with a pitched roof dormer.	Pending Decision	
20231275	Application for Listed Building Consent for the replacement of rear flat roof dormer with a pitched roof dormer.	Pending Decision	
20231172	Application for Listed building consent for the reinforcement of east masonry wall and external alterations to rear chimneys.	Permitted	08.01.2024
20231144	Application for the variation of condition 2 and 3 attached to planning reference 20230669 for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be changed for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	04.01.2024

20231130	Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	21.12.2023
20230669	Erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20230670	Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20020165	Construction of dormer window in the rear roof slope.	Permitted	24.04.2002
20000367	Listed Building consent for erection of dormer extension and 1 no. conservation roof light in rear roof slope.	Permitted	17.11.2000
20000366	Change of use from residential accommodation for holiday letting to residential.	Permitted	18.07.2000

All other planning history is pre 2000's and not relevant to this application.

Material Consideration

Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990, inserted by Section 61 of the Enterprise and Regulatory Reform Act 2013. Essentially, works to a listed building would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.

Consultations, Publicity and Representations

Consultees

Conservation Officer:

There is a lot of supplementary timber being utilised to strengthen the existing roof as well as some replacement oak rafters.

I note that it is also proposed to replace the eaves beam/sole plate to northern side of the roof (top of roof plan) and that there is reference to removing decayed hips on the eastern end (right of roof plan) Any replacement must match original material, but without further information we cannot confirm what is appropriate – i.e. One presumes oak as this is noted on other replacement elements. It would be worth clarifying this.

Based on the information supplied, the approach appears to retain the maximum amount of historic roof structure and therefore would be acceptable subject to clarifying the timber for the sole plate replacement and removed (assumed replaced) decayed hip rafters.

Officer Note: Following the comments from the Conservation Officer the agent confirmed that the existing timbers are oak and would be replaced with oak timbers.

Neighbouring properties

As this is a Lawful Development Certificate no neighbour consultation is required.

Officer's Analysis

The statement provided advised that as part of recent planning approvals, the roof tiles, batten and felt was stripped from the roof and it was found that areas of the roof timber frame was seen to be in a poor condition.

The proposal seeks to undertake a number of repairs and reinforcement to the roof of the main dwellinghouse, prior to undertaking works relating to recent planning approvals.

The full details of all repair works are shown in the plans but include;

- Sections of new rafters alongside existing.
- Replaced decays hips.
- Remove sections of raised timber.
- Extend all floor joists.
- Strengthened purlins.
- Triple rafters to rebuilt dormer.
- Fixing of rafters to purlins.
- Install binder on edge, strap to rafters and fixe to top of principal tie beams.
- Replace existing poleplate twice fixed to top of every joist.
- Install new C24 Collars immediately above ceiling joist level, fixed to rafters with index screws.

As per the Conservation Officers comments, the proposed works would retain the maximum amount of historic roof structure. There was a question regarding the timber material, but this was confirmed to be both existing and proposed as Oak and so would be appropriate. The Conservation Officer would therefore find the scheme acceptable.

It is therefore considered the proposed works would be lawful as they would not affect the character of the listed building as a building of special architectural or historic interest and as such listed building consent would not be required.

Conclusion & Recommendation

The proposed repair works would not affect the character of the listed building as a building of special architectural or historic interest and would therefore constitute lawful development in accordance with Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.
(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	6th February 2024	Dated:	06 February 2024