

Delegated Report

Application No: 20240582

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

Description: 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.

Applicant: Daniel Mortimer

Site Visit Date:

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application form.
- Design and access statement.
- Heritage Statement.
- Site location plan (1:1250).
- Block Plan (1:500).
- Pictures of existing and replacement doors.
- Plan showing location of replacement doors.

Relevant Planning History

Reference	Description	Decision	Decision Date
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	Permitted	28.07.1999

	to access on front boundary.		
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Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 12 – Achieving well-designed and beautiful places.
- Section 16 – Conserving and enhancing the historic environment.

Consultations, Publicity and Representations

Higham Parish Council

No response

National Amenity Societies

No response

GBC Conservation Officer

No response

Neighbour properties

Neighbour consultation is not required for Listed Building Consent, but a site notice has been displayed and notice place in the paper.

The overall consultation period expired on 09 August 2024.

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 replace the existing wooden & glazed doors that were fitted in the late 80's for similar wooden & glazed doors as per the photographic document in the application.

The stile width of the doors remains consistent with the existing, the dimensions of the doors remain the same as existing.

The existing doors and windows are stained in a dark brown, however the existing cladding, fascia / soffits, downpipes are all in barn black. We propose to unify by staining the windows & doors to match.

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

The existing doors were fitted in the late 80's and are of no architectural or heritage interest. We have consulted with The Listed Property Owners Club Ltd. Lower Dane, Hartlip, Kent ME9 7TE and the conservation officers advise would be that there should be no reason that this application is refused.

The location of the doors to be replaced is shown on the following submitted drawing:



The following ground floor layout from previous sales particulars relating to the property, provides further context in terms of the location of the doors and the rooms they serve:



The following photograph from the same sales particulars shows the front elevation of the building. The living room and kitchen/dining room doors which are to be replaced can be clearly seen:



Character and Appearance

Section 12 of the NPPF 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 Council’s Core Strategy. 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 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 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; and*

- c) *the desirability of new development making a positive contribution to local character and distinctiveness.*

Policy CS20 of the Council's Core Strategy and saved Policy TC2 of the Gravesham Local Plan First Review 1994 are also relevant. Policy CS20 of the Core Strategy places a high priority on the preservation, protection and enhancement of the Council's heritage and historic environment. Policy TC2 of the Gravesham Local Plan First Review 1994 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 doors to be replaced are clearly more modern additions to the building. The design and access statement and the heritage statement accompanying the application both refer to the doors being installed in the late 1980s. The photographs accompanying the application appear to confirm this and demonstrate that these doors are not particularly sympathetic to the age and architectural quality of the existing building.

The proposed replacement doors do not necessarily replicate the style of the original doors to the building. However, they provide a more simple and less fussy style than the existing. They would be installed within the existing openings and would not result in the loss or concealment of any significant historic or architectural features of the building. The replacement doors and existing windows would also be stained in barn black to match the existing cladding, fascia/soffits and downpipes. The existing windows are currently stained dark brown.

In light of the above considerations, the replacement doors and staining of the doors and windows in barn black would result in an improvement to the appearance of the building. In these respects, it is considered that the proposal would meet the tests set out in the NPPF, Policies CS19 and CS20 of the Council's Core Strategy and saved Policy TC2 of the Gravesham Local Plan First Review 1994.

Recommendation:

GRANT LISTED BUILDING CONSENT subject to conditions:

See draft Decision

Case Officer: Gary Edwards	Team Leader: Miss Faye Hobbs
Signed: Gary Edwards	Signed: 
Dated: 27 August 2024	Dated: 27 August 2024