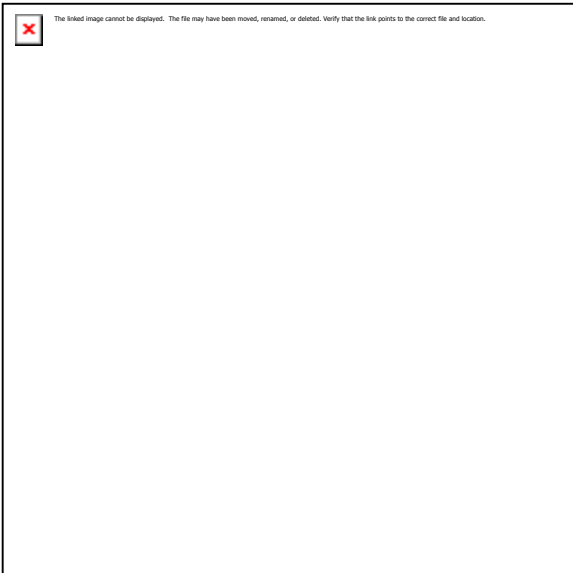




Delegated Report

Listed Building Consent

Planning Application No: 20220330

Location: The Barn East Court Farm Church Lane Gravesend

Description: Application for Listed Building Consent for an extension to side of existing building, to form link to extension previously approved under planning.

Applicant: Mr H Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Planning & Heritage Statement;
Drawing No. 84 F – Proposed Plans and Elevations;
Drawing No. 85 E – Proposed Site Plan
Drawing No. 86 – Existing Site Plan;
Drawing No. 87A – Location Plan;
Drawing No. 89 A – Wider Site Plan; and
Drawing No. 90 – Existing Plans and Elevations..

Relevant Planning History

Reference	Description	Decision	Decision Date
20210846	Erection of a two storey extension connect to the main dwelling by a glazed link and to be used as ancillary to the main dwelling.	Permission	14.10.2021
20200176	Erection of two storey extension joined by glazed link to existing dwelling for use as home gym with ancillary facilities and with guest bedroom suite over and ensuite bathroom	Refused Appeal Dismissed	25.09.2020 01.03.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of 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 (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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council has a statutory duty in considering whether to grant planning permission for development which affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

Consultees

Internal

GBC - Conservation Officer

No comment

External

National Amenity Societies

No comment

The comments received for the associated planning application (Ref. 20210846), which was approved in October 2021 have been copied below for transparency:

Dickens' Country Protection Society

Concerned regarding further development in the Green Belt.

Shorne Parish Council

We note that this application is a revised version of application 20200176, which was refused by GBC and then dismissed at Appeal.

We have the following comments on this application:

- The present proposal aims to answer some of the previous objections by having a smaller footprint, reduced amount of glazing and a sunken ground floor to reduce the overall height. The reduced footprint has less impact on the available garden space but this remains significant.
- The length of the reduced building still means that the eaves overhang of the roof gable end protrudes slightly on the lateral view so might better be reduced just a little more in length so as to prevent this.
- The northern flank wall is built right up to (and possibly over) the boundary of the residential plot which will mean that its roof overhangs outside of the plot. The building should be reduced in width or moved at least 0.5m southwards.
- The appearance and layout continue to give the impression of self-contained residential accommodation, in a format that could be construed as capable of becoming a separate dwelling.
- The proposed building is an annexe rather than an extension. A well designed, historically sympathetic and visually compatible attached extension to the barn building might be a preferable means of providing additional residential accommodation for the barn if this is required.
- The glazed linking corridor seems out of character with the existing building and conveys separateness rather than connection as would be more appropriate for an extension. It is considered that the design of the corridor could be made more compatible with the existing building that it serves.
- No special circumstances have been put forward to justify the need for the proposal, which still has impact on openness in the Green Belt.

Should the proposal be permitted in this format then there should be very strong conditions attached that it is only an annexe ancillary to the main house, preventing its use for long-term accommodation or as a separate dwelling, or for any commercial/business purpose.

Neighbouring properties

Consultation was by way of a press notice and a site notice was displayed with an overall expiry date of 27th May 2022. No comments received.

The comments received for the associated planning application (Ref. 20210846), which was approved in October 2021 have been copied below for transparency:

One objection has been received raising the following concern.

The proposed plan drawings shown are overtly large storey structure with a large area of window casements. The latest proposal is out of character with traditional building style for an agricultural building. The design could relate to a domestic setting. The area size of window casements and rooflight are over large especially at the rear elevation. In previous planning applications, The barn existing structure has reached a maximum number of windows and rooflights. In the latest application, the proposed glazed link is not a traditional structure to attach to a listed building and an agricultural building. Therefore this proposal conflicts with earlier planning conditions.

concerned about the potential impact of this application upon the setting of the East Court Manor listed building complex and to further encroachment within the designated green belt.

Given the overtly large double storey design of the proposed structure, there is concern this building will feature prominently in the surrounding landscape. Planting is proposed as screening, but the height or species of this planting once established is not referenced in the Proposed scheme wider site plan nor in the Site plan block plan documents. The level of visual intrusion on the surrounding landscape can only be presumed. But given the potential this building will pose for conversion to a future residential use in a

similar application to the previous application 20180375 Listed building consent for conversion of The Threshing Barn, then the proposed building has a negative impact upon the green belt designation. This negative impact caused by visual intrusion into the landscape of a previously undeveloped section of land. The application within the Green belt designation contains no special circumstances to justify the additional structure.

Revised re-consultation undertaken for 14 days which expired on 7th October 2021 with two comments received both supporting the application with the following comments:

- Have reviewed new amended drawings and have no concerns or objections for the new proposed drawings.

Officer's Analysis

Procedural Matters

This application is the associated listed building consent for Planning Application Ref. 20210846 which was approved 14th October 2021. Details relating to impact on the Green Belt, landscape character, environmental impacts, highways and access were assessed under the associated planning application. For reference, the delegated report for the associated planning application is attached as Appendix 1.

Heritage and Design

At a national level the NPPF in Paragraph 126 (Achieving well-designed places) advises 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

Paragraph 130 indicates that, amongst other things, planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

At a local level Policy CS19 (LPCS) states that 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.

In respect of historic impacts the Framework (NPPF) states that the significance of a heritage asset such as a listed building can be harmed or lost through development within its setting (paragraph 194) while at a local level Policy CS20 (LPCS) advises that the weight accorded a designated heritage asset's conservation value will vary having regard to the importance and significance of the asset and the degree of impact. Saved policy TC2 (LPFR) requires any alterations or extensions to listed building or effecting the setting of listed buildings will maintain the integrity of the original list building and be sympathetic to the listed building in terms of massing, scale, appearance and materials.

The existing dwelling is curtilage listed building for East Court Manor (Grade II Listed).

Having regard to the distances from the primary listed building, East Court Manor, it is not considered that there would be material harm to the setting of the main listed building.

The building is designed as a side barn and with similar materials as have been used in the conversion of the agricultural buildings on the site in dwelling units with a glazed link to connect to the main barn.

The Inspector was very clear in the most recent appeal decision, (Ref. APP/K2239/D/20/3265109), attached as Appendix 2, that the overall design of the extension is acceptable by stating the following:

13. In this case, the appeal building is described by the Council as being "curtilage listed" (although that is

unclear from the evidence provided) and it clearly lies within the setting of the listed farmhouse, forming a significant feature in the setting. In such cases, it is necessary to have special regard to the desirability of preserving the setting.

18. The proposed scheme would provide additional accommodation for 'The Barn' and I accept that it would be useful as such. The extension has been designed to harmonise with the host building and its surroundings and it would integrate well with its surroundings, since the simplicity and directness of the design reflect the character of the original farm buildings and would not detract from them. Moreover, the separation between the new extension and the original barn building would underline the evolving nature of the building group and identify its historic derivation. Thus, the proposed extension would be architecturally attractive in itself and it would not harm the character or appearance of the surroundings, nor the setting of the listed farmhouse, more specifically. The scheme has clear architectural merit.

The conservation architect was consulted on the associated planning application and raised no objection to the proposal, as it was clear from the Inspectors appeal decision there was no conflict with Design and Heritage. However, the conservation architect requested the following improvements to ensure a high development that respects the character of the Grade II listed building.

- Reduction in length of the glass link (This has been achieved).
- A more traditional glass link design over the contemporary design originally submitted (This has been achieved).
- Reduction in roof velux windows (this has been achieved).
- Bulk massing of the extension reduced to ensure the extension is subservient to the existing dwelling (this has been achieved)

It should be noted that Shorne Parish Comments were taken on board when amending the proposal; specially the following:

- Depth of building has been reduced so it's now shallower than the existing dwelling.
- The glazed link has been amended to away from a glazed cube to a more traditional design.

Concern from third parties comments are noted but it is considered that the design is deemed acceptable and furthermore the Inspector was clear that the design has historic merit.

Taking into account this revised scheme is an improvement over the refused scheme it is considered that this proposal complies with Policies CS19 and CS20 (LPCS), Saved Policy TC2 (LPFR) and Sections 12 and 16 of the NPPF (2021).

Conclusions

The proposed development is considered to comply with local and national planning policy and permission is recommended.

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	A Grout	Signed:	R Hart
Dated:	20 th May 2022	Dated:	23 rd May 2022