



Delegated Report

Listed Building Application

Planning Application No:	20220688
Location:	Dairy Farm House, Church Street, Higham, Rochester
Description:	Application for Listed Building Consent for the proposed internal alterations to provide an ensuite bathroom at first floor level
Applicant:	Mr & Mrs David & Rebecca Martin
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Design and Access Statement
Drawing no. 3043(02)1250 (Existing Site and Block Plan)
Drawing no. 3043(02)001 (Existing Ground Floor Plan)
Drawing no. 3043(02)002 (Existing First Floor Plan)
Drawing no. 3043(02)003 (Existing Second Floor Plan)
Drawing no. 3043(02)004 (Existing West Elevation)
Drawing no. 3043(02)005 (Existing Ground and First Floor Plans)
Drawing no. 3043(20)1250 (Proposed Site and Block Plan)
Drawing no. 3043(20)001 (Proposed Ground and First Floor Plans)
Drawing no. 3043(20)002 (Proposed West Elevation)
Drawing no. 3043(C1) (First Floor Bedroom 3 Context)
Drawing no. 3043(C2) (West Elevation Site Context)

Following concerns about harm to the interior from proposed changes to the second floor with regards to regulations for fire and means of escape, the 'access to servants stair created at second floor level' element of the proposal was removed, with solely the proposed ensuite retained.

Superseded

Application form
~~Drawing no. 3043(20)003 (Proposed West Elevation)~~
~~Drawing no. 3043(C3) (West Elevation Site Context)~~
~~Drawing no. 3043(C2) (Second Floor Storage Room Context)~~
~~Drawing no. 3043(20)002 (Proposed Second Floor Plan)~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20100860	Erection of a detached timber garden building.	Permitted	04.11.2010
20060012	Application for Listed Building consent to opening up the bricked up fireplace in the kitchen.	Permitted	03.03.2006

20040264	Application for Listed Building consent for installation of partitioning between bedroom and bathroom.	Permitted	25.05.2004
19480097	Additions at Dairy Farm House	Permitted	05.11.1948

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings

Section 16(2) and Section 66(2) (respectively) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires special regard to be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

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

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)
- Listed Buildings – A Guide for Owners and Occupiers – Informal Guidance (2020)

Consultations, Publicity and Representations

Higham Parish Council

No comments received.

Dickens Country Protection Society

As far as possible original features should be retained.

GBC Conservation

Initial comments:

This is a difficult listed building case that will cause harm the interior of the listed building.

The existing uses of the attic as a bedroom can be argued to have pre-dated the 1984 Building Act and so the adaptations proposed are not mandatory under building control but will be if listed building consent were granted. There are many houses with loft bedrooms that predate the 1984 Building Act and they do not comply with the current regulations for fire and means of escape. In a listed building smoke detectors should be fitted rather than making physical alterations that harm the interior.

Further comments:

The adoption of smoke and heat detection as an alternative to physical interventions into the historic fabric is an acceptable approach in terms of the listed building's significance and will remove the harm that would otherwise be caused. The locations for sensors, alarms, and control boxes etc, and the type of system will require LBC and should be indicated on the revised application drawings and details of the proposed manufacturers submitted alongside the drawings.

The alteration of the closet into a shower room is straight forward and can be conditioned regarding partition upgrades, etc.

Neighbouring properties

The application has been advertised on site and in the press. The consultation period expired on 29 July and 26 August 2022 respectively. No further consultation was considered necessary with the deletion of the second floor changes from the proposal.

No letters of representation have been received.

Local Ward Councillors were also consulted and no formal responses were received.

Officer's Analysis

Proposal

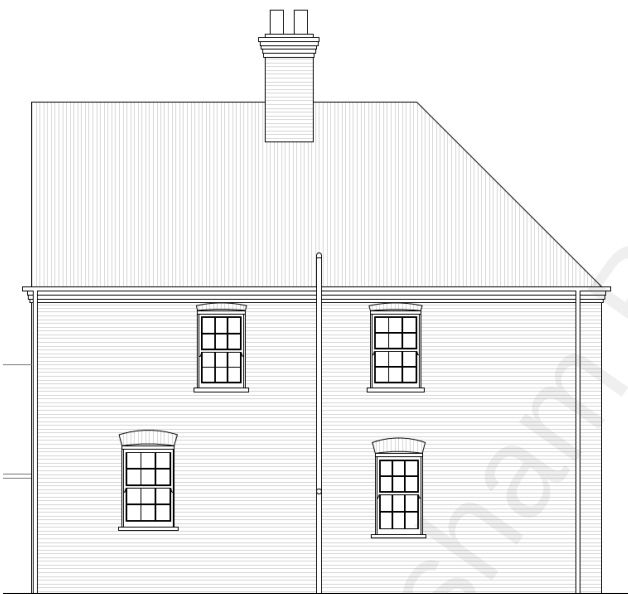
The application seeks listed building consent for the proposed internal alterations to provide an ensuite bathroom at first floor level.

There will be no changes to the external appearance of the dwelling (other than replacing the existing diagonal drainage pipe with a 4"/110mm vertical soil pipe on the west elevation):

Existing west elevation:

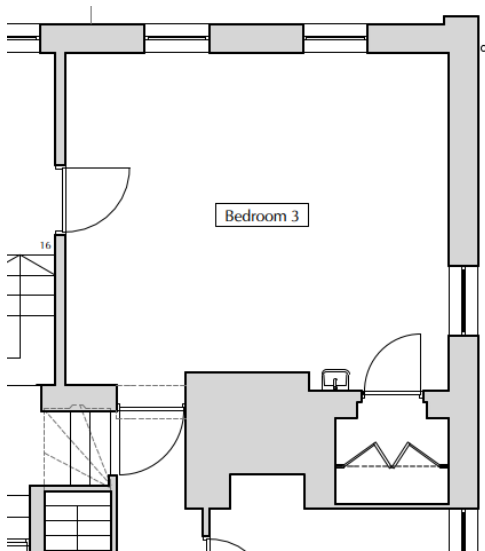


Proposed west elevation:

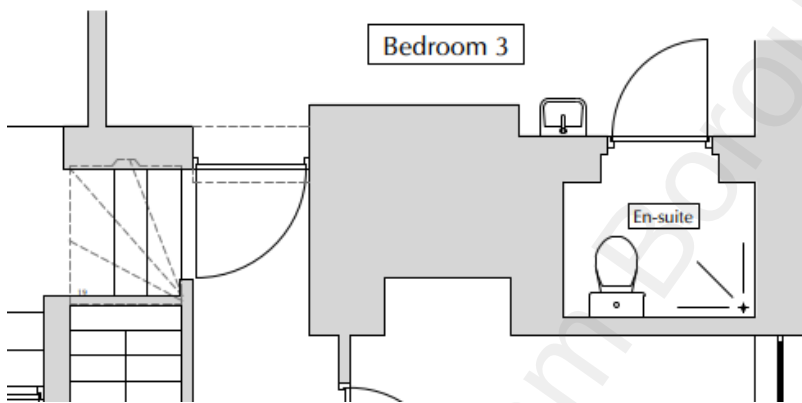


The submitted Design and Access Statement states that at present the current bathroom provision is inadequate for a family. The interior alterations seek to provide an ensuite bathroom accessed from bedroom 3 by effectively adapting the current walk-in wardrobe space.

Existing floor plan of Bedroom 3:



Proposed ensuite Bedroom 3:



At present there is a sink within the bedroom with existing hot and cold-water feeds as well as a single waste pipe that traverses the west elevation (see elevation above). The latter would become redundant, being replaced by an external black soil pipe. Internally, waste pipes (for the shower and toilet) can be concealed within an existing subfloor void, access to which can be fortuitously achieved through the void above the built-in cupboard within the corner of the ground floor study (i.e. the walk-in cupboard to Bedroom 3 is located within a niche directly above this to the west side of the chimney stack.)

Principle Issues

The main issue to consider in the determination of this application is the impact of the design and appearance of the ensuite alterations on this Grade II Listed Building.

There are no amenity or highways impacts.

Design and Impact on Listed Building

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The NPPF 2021 also places great significance on the desirability of sustaining and enhancing heritage assets (paragraph 190). This is echoed in Policy CS20 of the Core Strategy 2014, which states that the significance of the Borough's heritage assets and their setting should always be preserved or enhanced. Saved Policy TC2 of the Local Plan 1994 sets out that for development involving alterations to listed buildings, the primary consideration is the maintenance of the integrity of the original listed building. Proposals must be sympathetic in terms of their appearance and materials.

As the application property comprises a Grade II Listed Building, these policies are all relevant to the consideration of this application.

The listing description of the property reads as follows:

Farmhouse. Late C17 or early C18, refenestrated in original openings and porch and small east extension added in late C19 or early C20. Built of red brick in Flemish bond with steeply pitched hipped tiled roof with two end brick chimneystacks. Doublefronted plan. Two storeys and attics: 5 windows to original part, one storey one window to addition. Front elevation has moulded rubbed brick eaves course with half brick projecting full height piers at either end. Two tiled gabled dormers with rendered cheeks and 3 over 6 glazing bars with horns. Other floors have 6 over 6 sash windows with horns with rubbed brick voussoirs and rendered and painted cills. Central single panelled raised and fielded front door with central entrance portico, square piers and moulded cornice, rendered and painted. East extension is single storied of brick with hipped tiled roof, 6 Over 6 glazing bar sash with horns to front and double sash without glazing bars but with horn to east side. Rear extensions housing domestic services. INTERIOR: Window shutters to ground floor rooms. Three timber panelled rooms. Fireplaces to all rooms with two ground floor fireplaces have built in cupboards. Early panelled doors and joinery details and narrow service stairs from kitchen to upper floor. Bell system with wires leading to the kitchen survives.

There are no concerns with the alteration of the wardrobe/cupboard to an ensuite. To the exterior, the replacement of the soil pipe would be negligible in terms of its impact on the listed building, though the material of the pipe should be conditioned to match the existing. In terms of the interior changes, the works will all be internal to the cupboard, including additional partitioning. This should be conditioned to ensure that the fabric of the rooms outside the ensuite are not affected.

Subject to these conditions, the proposal would be acceptable and would therefore maintain the integrity of the listed building. On this basis, the proposal would comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, saved Policy TC2 of the Local Plan 1994 and paragraphs 130, 189, 190, 197 and 199 of the NPPF 2021.

Conclusion and Recommendation

Subject to the above conditions, the proposal is considered to be acceptable in terms of its design and impact on the Grade II listed building. The proposal would therefore comply with the requirements of Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy 2014, saved Policy TC2 of the Gravesham Local Plan First Review 1994, and paragraphs 130, 189, 190, 197 and 199 of the National Planning Policy Framework 2021.

Approve with conditions.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	

Dated:	03/01/2023	Dated:	05 January 2023

Gravesham Borough Council