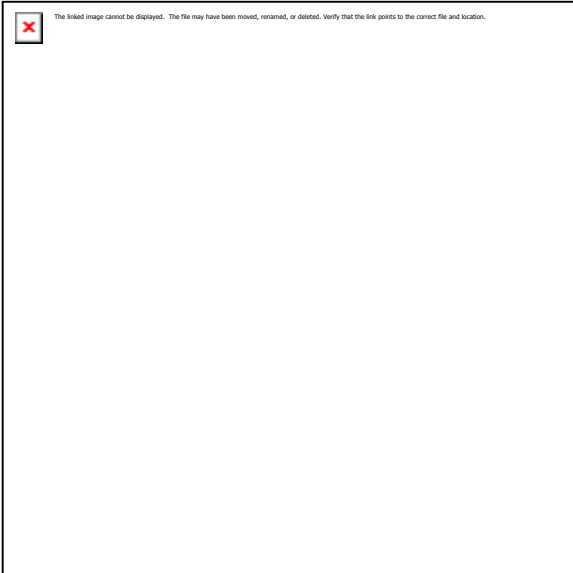




Delegated Report

Householder Planning Application

Planning Application No: 20220859

Location: The Mill House, Mill Hill Lane Shorne Gravesend

Description: Repair and maintenance works to 3no chimneys; including re-building tops of 2no chimneys and works to re-bed chimney pots, fit pot vents and replace flashings to 3no chimneys

Applicant: Susan Lindsey & Jonathan Hall

Site Visit Date: 12 August 2022

Submitted Documents/Plans

- Application form;
- Drawing no. 01 Rev. P2 – General Arrangement, Site Location and Site Plan As Existing;
- Drawing no. 02 Rev. P1 – General Arrangement, Roof Plan and Elevations As Existing;
- Drawing no. 01 Rev. P1 – General Arrangement, Roof Plan and Elevations As Proposed; and
- Design and Access Statement with Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220420	Application for a Lawful Development Certificate in respect of the proposed repair, maintenance and works to 3no. chimneys including re-building top of 2no. chimneys and works to chimney pots and flashing to 3no. chimneys.	Certificate Refused	13.07.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas

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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt land
- 15 – Conserving and enhancing the natural environment
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Shorne Rural Conservation Area Appraisal Supplementary Planning Document (2016);
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

No response received from:

- GBC Conservation Officer

Neighbouring properties

3 surrounding properties were consulted plus site and press notice with the overall consultation expiry date of 09.09.2022 – no responses received.

Officer's Analysis

The application site consists of a detached dwelling situated in the Green Belt, in the Higham Arable

Farmlands Landscape Character Area and in Shorne Village Conservation Area.

An application for a Lawful Development Certificate was submitted (ref. 20220420) for repair works to the chimneys but as the dwellinghouse is situated in Article 2(3) land and chimney no. 1 is situated on a wall which fronts a highway and forms the principal/side elevation of the dwellinghouse insufficient information had been submitted to demonstrate that the height of the three chimneys would not exceed the highest part of the roof by 1 metre or more. As such it could not be said that the works were lawful and an application for planning permission has duly therefore been submitted.

In this application it can be seen from the information submitted that chimney no. 1 would exceed the highest part of the roof by 1m and so planning permission is required for the works to that chimney.

The principle issue in the determination of this application is the impact on the character of the dwelling and the impact on the character and appearance of the Shorne Village Conservation Area.

Design, Character and Appearance and Heritage

The property is an attractive dwelling with double pile, M cross section roof with four gables. There are chimneys on three of the four gables. The proposal is for repair and maintenance works to these three chimneys which are said to be required due to storm damage and to prevent further decay.

Chimney no. 1 on the south-east elevation would be rebuilt from the render line upwards to the same height as existing with reclaimed matching bricks, pots re-bedded and cappings added to the redundant flues. Aerial and flue cowl would be removed.

Chimney no. 2 on the north west elevation (left-hand-side gable) would be rebuilt with existing bricks from roof level to the same height as existing, pots re-bedded and flue vent cappings added to redundant flues.

Chimney no. 3 on the north west elevation (right hand-side gable) would have the pots re-bedded and a cowl provided and cappings added to redundant flues.

The proposed repair works are considered to be modest and sympathetic and would enhance the character of the dwelling and the character and appearance of the Shorne Village Conservation Area.

As such in respect of design, character, appearance and heritage the proposal is considered compliant with Policies CS19 and CS20 (LPCS) and saved Policy TC3 (LPFR).

Other Matters

Green Belt – The site is located in the Green Belt but the modest repairs come under the exemption as set out in paragraph 149 (c) as they are an alteration to the dwelling which would not result in a disproportionate addition to the dwelling. As such the proposal is not inappropriate development in the Green Belt; it would also have no impact on openness.

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed works would provide important repair works to the three existing chimneys which are in need of repair, the proposal would be acceptable with regards design, character, appearance and heritage and would not be inappropriate development in the Green Belt or impact on openness.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	30th September 2022	Dated:	30th September 2022