

Delegated Report

Listed Building Consent

Planning Application No: 20211301

Location: Old Pond Farm Dean Lane Harvel Gravesend

Description: Application for Listed Building Consent for the demolition of existing garage and storage building and erection of residential annexe ancillary to the main dwelling.

Applicant: Mrs Hilary Hinde

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

The application comprises the following documents and plans:

- Application Form;
- Design and Access Statement;
- Location Plan (plan no. 21-22-11);
- Existing Site Block/Roof Plan (plan no. 21-22-12);
- Proposed Site Block/Roof Plan (plan no. 21-22-13);
- Existing Elevations (plan no. 21-22-14);
- Existing & Proposed Plans (plan no. 21-22-15); and
- Proposed Elevations (plan no. 21-22-16).

Relevant Planning History

Application Ref. No.	Description	Status	Date
20211281	Demolition of existing garage and storage building and erection of residential annexe ancillary to the main dwelling.	Refused	10.12.2021
20210882	Demolition of existing garage and erection of residential annexe ancillary to the main dwelling	Refused	08.09.2021
20210905	Application for Listed Building Consent for demolition of existing garage and erection of residential annexe ancillary to the main dwelling.	Refused	10.09.2021
20111029	Application for Listed Building Consent for the replacement of the thatched roof of the music room	Permission	12.03.2012

with tiles.

19820077	Erection of single storey side extension to form garden store and repositioning of oil tanks	Permission	15.03.1982
19820106	Application for Listed Building Consent for re-roofing by substituting thatch for tiles	Permission	07.04.1982
19820041	Application for Listed Building Consent for the erection of single storey side extension to form garden store and wc	Permission	15.03.1982
19810147	Erection of a loose box and tack room	Permission	14.04.1981
19760778	Details pursuant to conditions (i), (ii), (iii), (iv) and (v) in respect of details of detached farm house farm office and garage	Approval of Details	12.01.1977

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- C13 – Extensions to Dwellings in the Countryside
- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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
- 4 – Decision making
- 9 – Promoting sustainable transport
- 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

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006)
- Landscape Character Assessment (2009)
- Technical Housing Standards - Nationally Described Space Standards (2015) (NDSS)

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

Meopham Parish Council

The Parish Council objections, as the application is more akin to a separate dwelling rather than dwelling. Resulting is more harm to Green Belt.

Neighbouring properties

The application has been advertised by a site notice and press notice and the overall consultation periods expired on 19 November 2021.

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

Officer's Analysis

Site and Surrounding Area

Old Pond Farm is a Grade II listed building, located in the Harvel, Meopham Conservation Area, the Green Belt, and in the Harvel Wooded Down Landscape Character Area as defined on the adopted Gravesham Local Plan Core Strategy policies map and this must be the starting point for determining this application.



The proposal is for the demolition of existing garage and erection of residential annexe ancillary to the main dwelling.

For the previous listed building application (ref 20210905), there was a single reason for refusal;

1. *The proposed annexe, by virtue of the resultant additional height, bulk, scale and massing, would not protect the integrity or the setting of the Grade II Listed Building, known as Old Pond House. The proposal would be contrary to Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), and Section 15 of the National Planning Policy Framework (2021).*

Notwithstanding the submission of the associated Listed Building Consent application, under section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires consent for demolition of a listed building. Although, the Listed Building Consent is not considered necessary as the building to be demolished is not in fact listed. Rather it is the main dwelling that is listed i.e. Old Pond House (HE listing ref 1350237). Therefore, the Listed Building Consent is not required although as the application has been previously assessed and the current application has been validated the LPA will determine the application accordingly.

In the previous application, the annexe proposed was a two storey building which significantly increased the floorspace compared with the existing single storey building which was used for garage/workshop/storage purposes. The images below compare the garage/workshop building at the site, as existing, compared with the refused building and the revised building subject of the current application.

Existing Front Elevation

*Proposed Front Elevation
(historical app. 20210882)*

*Proposed Front Elevation
(current proposal)*



Proposed Street Elevation (historical app. 20210882)



Proposed Street Elevation (current proposal)



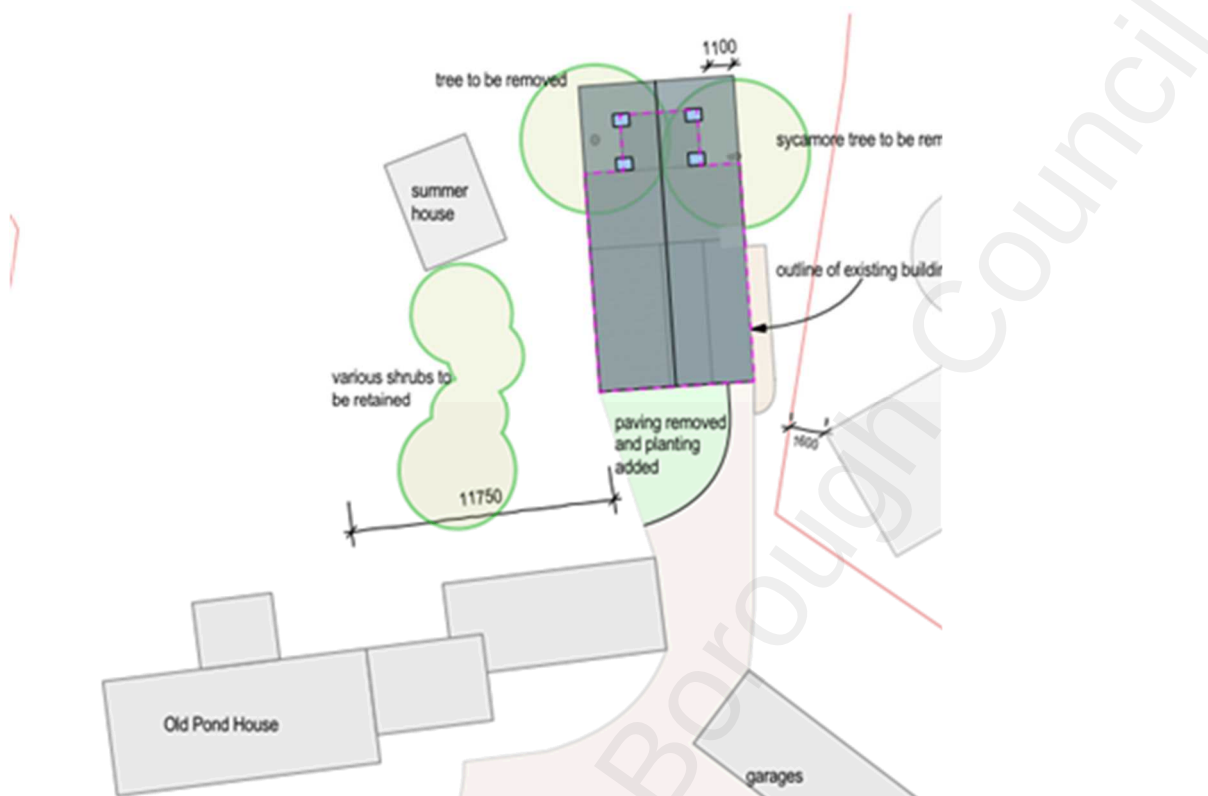
Impact on the Setting of the Grade II Listed Building

The host dwelling, Old Pond House is Grade II Listed and sits in a large open garden, a reflection of its status as a prominent house in the area. The grounds to the house contribute to its significance and reflect the status of the house. High significance should be placed on the contribution of open space and original garden boundary that survives around Old Pond House and Old Pond Farm.

This application proposes the demolition of the existing garage and workshop and the construction of a two storey detached outbuilding for residential use as an annexe ancillary to the main dwelling. The building would measure 6.9m wide, 13.6m in length, 2.16m in height to the eaves and 4.72m to the ridge. The annexe would provide open plan living and kitchen space, with two separate bedrooms one with an en-suite bathroom and an additional separate bathroom.

The original outbuilding is a modest single storey structure. The proposed annexe would replace the existing and result in a 2-bed dwelling that is neither considered to be an acceptable like for like

replacement, nor would it appear as a modest annexe that would be considered ancillary to the host dwelling. Annexes in general are modest single storey structures that would usually consist of an a small living area with kitchenette, one bedroom and shower room. The proposed annexe although would be single storey in the current proposal, but would still be effectively be considered as a completely new and separate dwelling. Furthermore, the proposed block plan shows that the annexe would appear as a dominate structure that gives a dominant appearance over the main dwelling.



Whilst it is acknowledged that the proposed annexe has been designed to a high specification, it is not considered to be either modest or subservient to the host property.

To develop the garden of Old Pond Farm, resulting in a large residential property would not protect the integrity of the grade II listed building or respect its setting, but cause harm to it.

In respect of design and impact on the listed building, the proposal is considered unacceptable and would cause harm to the integrity and setting of this listed building contrary to local and national planning policy.

The proposal is considered unacceptable and contrary to Policy CS20 (LPCS) and Section 15 of the NPPF (2021).

Conclusion & Recommendation

Refusal

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

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	G.Henry	Signed:	R Hart

Dated:	10th December 2021	Dated:	10th December 2021

Gravesham Borough Council