



Delegated Report

Householder Planning Application and Listed Building Consent

Planning Application No: 20231274 and 20231275

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: Replace rear flat roof dormer with a pitched roof dormer.

Applicant: Holm

Site Visit Date: 11th January 2024

Submitted Documents/Plans

Application Form

PP-18Q-09 – Site Location Plan and Block Plan

PP-18Q-11 – Existing Elevations

PP-18Q-18 – Proposed Elevations

PP-18Q-19 – Proposed Second Floor and Roof Plans

PP-18Q-20 – Existing Second Floor and Roof Plans

PP-18Q-21 – Section

Heritage, Design and Access Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20231256	Application for a certificate of lawfulness of proposed works to a listed building for the repairs and reinforcement to the existing roof.	Pending Consideration	N/A
20231172	Application for Listed building consent for the reinforcement of east masonry wall and external alterations to rear chimneys.	Permitted	08.01.2024
20231144	Application for the variation of condition 2 and 3 attached to planning reference 20230669 for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be changed for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	04.01.2024
20231130	Application for the variation of condition 2 attached to planning reference 20230670 for an application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System; to allow the documents and plans to be change for the roof tile manufacturer from Spicer tiles to Tudor tiles.	Permitted	21.12.2023

20230670	Application for Listed building consent for the erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20230669	Erection of a rear dormer, external repairs to render and joinery along with internal reinforcement of chimney and timber-frame structure and installation of Lightning Protection System.	Permitted	04.10.2023
20020165	Construction of dormer window in the rear roof slope.	Permitted	24.04.2002
20000367	Listed Building consent for erection of dormer extension and 1 no. conservation roof light in rear roof slope.	Permitted	17.11.2000
20000366	Change of use from residential accommodation for holiday letting to residential.	Permitted	18.07.2000
19990073	Listed Building consent for the conversion of stable to a holiday home.	Permitted	16.04.1999
19990072	Alterations to and change of use of stable from agricultural to residential accommodation for holiday letting.	Permitted	16.04.1999
19950543	Application for listed building consent for retention of conservatory at the rear.	Permitted	14.11.1995
19950454	Continued use of farm buildings for storage of touring caravans.	Permitted	15.09.1995
19950455	Continue use of part of former farmyard as residential curtilage.	Permitted	13.09.1995
19950457	Application for Lawful Development Certificate in respect of stationing of mobile home for residential use.	Permitted	06.09.1995
19950456	Application for Lawful Development Certificate in respect of storage of touring caravans.	Permitted	06.09.1995
19930541 and AP 1994/00007/ REF	Conversion of tack room to single storey dwelling as ancillary accommodation to main dwelling house with use of new farm vehicular access.	Refused And Dismissed as appeal	21.02.1994 and 10.08.1994
19920509	Conversion of tack room to single storey dwelling.	Refused	26.01.1993
19900883 and AP 1991/00027/ REF	Continued use of land for paintball war games and retention of a caravan and tent for use as a changing room, wc and rest area.	Refused and Allowed at appeal	30.04.1991 and 06.02.1992
19870853	Application for Listed Building Consent for demolition of existing rear extension and erection of single storey rear extension to form tack room	Permitted	11.01.1988
19870676	Erection of single storey rear extension to form tack room	Permitted	08.01.1988
19780439	Erection of an extension at 1st floor level to form a bedroom at the side	Permitted	04.07.1978

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Policy for Extensions to Dwellings in the Countryside
- TC2 – 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 13 – Protecting Green Belt Land
- Section 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Other material considerations

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Consultations, Publicity and Representations

Consultees

Meopham Parish Council:

We raise no objection to this application, subject to compliance with local planning policy.

Ward Councillors:

No comments received.

Conservation Officer:

If I were designing this, I would draw a section through the stairs and window so I could establish the narrowest possible dormer to allow for head height whilst climbing the stairs. The current dormer width is dictated by the full width of the stairs. The elevation of the approved flat roof windows when compared to the proposed pitch roof appears to have been shrunk to get the pitched tile roof in but I can't work out how it's been done? Have we conditioned joinery details to 1/10 and 1/2 or full size for the approved dormer and windows?

The condition can stipulate scale of 1/10 for the dormer and 1/2 or full size for the window then that should cover it. Also include finish and colour as well as the mortar mix for the dormer cheeks and tiles to match the roof tiles.

Neighbouring properties

A site notice was placed on 11th January 2024 and an advert was placed in the newspaper on 29th December 2023. 2no. surrounding properties were consulted, and no comments were received from members of the public. The final date to submit comments ended on 2nd February 2024.

Officer's Analysis

Principle of Development

The development would be located in the rural area, in the Green Belt. In such areas, Policy CS02 of the Local Plan Core Strategy (2014), states that development will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.

Therefore, whether the development is acceptable in principle will be dependent on the assessment of all material planning considerations. In this instance the following considerations will be made:

- Impact on the Green Belt
- Design, Character and Appearance
- Impact on the Listed Building and its setting
- Amenity of Future Occupiers
- Neighbouring Amenity

It should be noted that this application follows a number of approvals, for extensions, repairs and alterations to the roof form. Approval reference 20230669 and 20230670 sought changes to the proposed dormer but this would have resulted in a flat roof similar to the existing. This proposal would seek to replace this with a pitched roof dormer.

Green Belt

National Planning Policy Framework (NPPF)

Paragraphs 152-156 of the NPPF address proposals which would affect the Green Belt. It seeks to ensure that inappropriate development in the Green Belt would not be approved except in very special circumstance.

The relevant exceptions to this policy are as follows:

Paragraph 154 (c) identifies 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building', as an exception to this policy.

Paragraph 154(g) identifies another exception as;

'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority'*

Gravesham Local Plan Core Strategy 2014

Core Policy CS02 sets out where development should be distributed in the borough. Preference is given to those urbanised area as sustainable locations. Outside urbanised areas, those rural settlements which are inset from the Green Belt would also be considered acceptable in principle. This site is in a rural area, in the Greenbelt NOT forming part of settlement inset from the Greenbelt. In this context the policy states that developments; 'will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.'

Saved Policies in the Gravesham Local Plan First Review 1994

Policy C13 sets out the requirements for extensions to dwellings. Of particular consideration and to assist in assessing whether the addition would be disproportionate, this policy limits the increased floorspace to one third of the gross floor area of the original dwelling. However, this policy does pre-date the NPPF, and greater weight should be given where the approach is consistent with Paragraphs 152-156 of the NPPF.

"Original dwelling" for the purpose of Policy C13 means the building in permanent residential use at 1st July 1948.

In this instance, the proposals would not result in an increase in external footprint. However, the roof of the dormer would change from flat to pitched and widening of the window cheeks. The glazing would remain single glazed timber. This would not result in a significant increase visually, and the increased dormer would have not have a disproportional appearance in terms of its scale, therefore complying with paragraph 154(c) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014).

Design, Character and Appearance and Impact on Listed Building

The principle issue is whether the proposal would preserve the special architectural or historic interest of this grade II listed building, and the appearance, character and design of the area. The two factors are interlinked and so shall be discussed together.

Nurstead Hall, identified as Nurstead Hill Farmhouse on the Historic England List entry describes the Grade II Listed Building as follows:

'C17 timber-framed and rendered. Two storey with half-hipped tiled roof. Five sash windows with glazing bars. Originally 3 but 2 eastern bays added. Moulded beams and ingle fireplace internally.'



Photograph taken during site visit for planning approval 20230669

The proposed dormer would add a pitch which would soften the appearance of the currently incongruent appearing dormer. The cheeks would be widened but would not appear unbalanced as per previous proposals. Whilst the depth of the dormer with the pitched tile do appear unusually large on the room form, given that the existing flat roof dormer contains a similar depth and that the pitch and lime plaster finish would result in improvements to the appearance and therefore the character of the listed building, the overall impact to the Listed Building would be a positive one.

The Conservation Officer has also advised that they would support the scheme subject to conditions which would cover joinery details, mortar mix, materials and finish.

The proposal would protect the architectural and historic interest of this grade II* listed building and by extension would preserve the character and appearance of the area. The proposal is therefore considered compliant with Policies CS19 and CS20 of the Local Plan Core Strategy (2014), saved Policies TC2 of the Local Plan First Review (1994) and section 16 of the NPPF (2023).

Amenity of Future Occupiers

The NPPF (2023) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

The footprint and internal layout of the building would not be altered. As such neither the internal or external space standards would be altered.

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received.

The proposed development would not result in a significant increase in bulk in a position or of a nature which would result in overbearing impact, significant direct overlook or overshadowing of nearby neighbours.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Conclusion & Recommendation

The proposed development complies with all relevant national and local planning policies. The recommendation is therefore to approve, subject to planning conditions.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2 nd February 2024	Dated:	05 February 2024