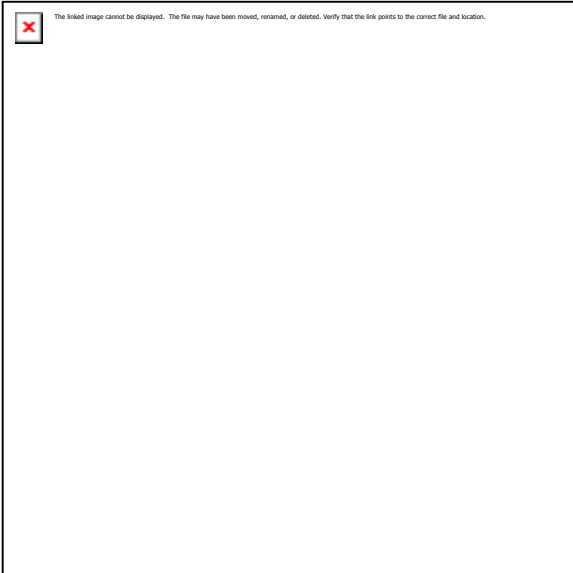




Delegated Report

Householder Planning Application

Planning Application No: 20220506
20220507

Location: The George Inn Wrotham Road Meopham Gravesend

Description: 20220506 - Replacement of roof structure over food preparation area from pitched with valley to lead flat roof.

20220507 - Application for Listed Building Consent for the replacement roof structure over food preparation area from pitched with valley to lead flat roof.

Applicant: Mr John Arthur, Shepherd Neame

Site Visit Date: Previous application

Submitted Documents/Plans

- Application form;
- Drawing no. 001 – Existing Ground Floor Layout;
- Drawing no. 002 – Existing First Floor Layout;
- Drawing no. 003 – Existing & Proposed Elevations;
- Drawing no. 005 – Proposed First Floor Layout;
- Drawing no. 006 – Existing & Proposed Roof Plans;
- Drawing no. 007 Rev. A – Existing & Proposed Block Plans, Location Plan
- Heritage Statement; and
- Design & Access Statement.

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
20180125	Construction of replacement roof structure over food preparation area at the rear from pitched with valley to lead flat roof.	Permitted	13.07.2018
20180126	Application for Listed Building Consent for the construction of replacement roof structure over food preparation area at the rear from pitched with valley to lead flat roof.	Permitted	13.07.2018

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)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas
- C13 – Extensions to Dwelling in the Countryside

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 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.

Section 66(1) 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 planning permission.

Section 72(1) of the Act 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
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- The Street, Meopham Rural Conservation Area Appraisal Supplementary Planning Document, 2017
- Management Plan – Rural Conservation Area Appraisals Supplementary Planning Document, 2017
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objection to this planning application subject to approval of the conservation officer.

No response received from:

- Conservation Officer
- National Amenities Society

Neighbouring properties

20220506 - 17 surrounding properties were consulted plus site and press notices – overall consultation expiry date was 24 June 2022 – no responses received.

20220507 – no neighbouring properties were consulted as not required for an LBC application, site and press notices were displayed - overall consultation expiry date was 24 June 2022 – no responses received.

Officer's Analysis

Planning and listed building consent were granted for this exact same proposal under application reference nos. 20180125 and 20180126. The applicant did not implement these permissions before their three year expiry date and as such they have reapplied for planning and listed building consent. The George Inn is a grade II listed building, situated in The Street, Meopham Conservation Area, in the Green Belt and within the Meopham Downs Landscape Character Area.

The principal issues for consideration in this application are:

- Whether the proposal would be inappropriate development in the Green Belt;
- Whether the proposal would affect the openness of the Green Belt and the purposes of including land within it;
- Whether the proposal would affect the special interest of this grade II listed building and the character and appearance of the area including The Street Conservation Area;
- Whether the proposal would adversely impact on the landscape character of the site;
- Whether the proposal would impact on the amenity and privacy of neighbouring properties; and
- If the development is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Whether inappropriate development

Paragraph 147 of the NPPF explains that “inappropriate” development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 then explains that the construction of new buildings in the Green Belt will be “inappropriate”, subject to a list of exceptions. These exceptions include 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.

In this case, the proposal is for the removal of the existing part glazed pitched roof on the single storey prep area extension at the rear of the building and the installation of a new lead covered flat roof. There would be no increase in the size of the building and the proposal would actually reduce its size as the height of the

extension would reduce from 2.7m to 2.2m; the flat roof would be of less bulk than the existing pitched roof. The proposed alteration would therefore not result in a disproportionate addition and it is therefore considered that the proposal would not constitute inappropriate development in the Green Belt and would not conflict with the aims of Policy CS02 (LPCS), saved Policy C13 or section 13 of the NPPF.

Effect on openness

As the proposal would reduce the size, height and bulk of the extension by removing the existing pitched roof and replacing it with a flat roof, the proposal would have no impact on openness.

Listed Building & Conservation Area

The extension in question on which the pitched roof would be removed and replaced with a flat roof is a modern extension. The exterior and interior of the extension including specifically the roof has been inspected inside and out and there was no historic fabric visible.

In the previous applications (refs. 20180125 & 20180126) the Conservation Officer raised no objections to the proposal stating that it would not impact on the significance of the listed building and subject to construction detail, in particular the lead rolls to the proposed flat roof, eaves detail and rain water goods it would be acceptable.

As such, it is considered the proposal would not harm the special interest of this listed building. The proposed extension being situated at the rear of the building and being considered acceptable in design also means that there would be no harmful impact on the character or appearance of The Street, Meopham Conservation Area. The proposal is therefore considered compliant with Policies CS19 and CS20 (LPCS) and saved Policies TC2 and TC3 (LPFR)

Landscape Character

The site is situated in the Meopham Downs Landscape Character Area. The proposal would reduce the size, height and bulk of the existing extension and as such, the proposal would not be visually intrusive in the landscape and would not adversely affect the local landscape character; it would therefore be in keeping with Policy CS12 (LPCS).

Neighbour amenity

Due to the scale and nature of the proposal, it would cause no impact on the amenity of any neighbouring properties and it is therefore compliant with Policy CS19 (LPCS). No representations have been received.

Very special circumstances

As the development is not considered inappropriate development, the matter of very special circumstances is not relevant.

Any Other Material Planning Considerations

Parking – Due to the nature of the proposal which is for the replacement of the roof on the existing extension serving the food preparation area, there are no issues concerning parking or highway safety.

Conclusion & Recommendation

The proposal is not considered inappropriate development in the Green Belt and would not impact on the openness of the Green Belt, this grade II listed building, the character or appearance of The Street, Meopham Conservation Area, landscape character or neighbouring amenity. The matter of very special circumstances is not relevant as the proposal is not considered inappropriate development. There are also no issues concerning parking or highway safety. As such, the proposal is considered compliant with local

and national planning policy and permission is recommended for both application ref. 20220506 & 20220507.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	6th July 2022	Dated:	07 July 2022