

Delegated Report

Planning Application

Planning Application No: 20220782

Location: Bailiffs House, Camer Park, Camer Road, Meopham DA13 0XT

Description: Application for Listed Building Consent for the conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port

Applicant: Mr Robert & Jennifer French & Lewis

Site Visit Date: Various

Submitted Documents/Plans

Application form
Design, Access and Heritage Statement
Structural Heritage Assessment Report
Drawing no. 906 rev P01 (proposed shed west and north elevations)
Drawing no. 905 rev P01 (proposed shed east and south elevations)
Drawing no. 900 rev P01 (proposed shed floor plans)
Drawing no. 707 rev P01 (conservation rooflight)
Drawing no. 706 rev P01 (boot room entrance door)
Drawing no. 705 rev P01 (bedroom door/window)
Drawing no. 704 rev P01 (window details)
Drawing no. 703 rev P01 (en-suite bath window)
Drawing no. 702 rev P01 (fixed picture window)
Drawing no. 701 rev P01 (window details)
Drawing no. 700 rev P01 (cart door)
Drawing no. 601 rev P01 (ridge detail)
Drawing no. 600 rev P01 (typical wall and eaves detail)
Drawing no. 112 rev P01 (proposed roof plan)
Drawing no. 001 rev P01 (location plan)
Drawing no. 111 rev P01 (proposed mezzanine floor plan)
Drawing no. 110 rev P01 (proposed ground floor plan)
Drawing no. 133 rev P01 (proposed section – west)
Drawing no. 130 rev P01 (proposed section – east)
Drawing no. 131 rev P01 (proposed section – south)
Drawing no. 011 rev P01 (existing mezzanine floor plan)
Drawing no. 021 rev P01 (proposed west elevation)
Drawing no. 132 rev P01 (proposed section – north)
Drawing no. 022 rev P01 (proposed south and north elevation)
Drawing no. 012 rev P01 (existing roof plan)
Drawing no. 010 rev P01 (existing ground floor plan)
Drawing no. 002 rev P01 (block plan)
Drawing no. 033 rev P01 (existing section – west)
Drawing no. 032 rev P01 (existing section – north)
Drawing no. 031 rev P01 (existing section – south)

Drawing no. 030 rev P01 (existing section – east)
 Drawing no. 022 rev P01 (existing south and north elevation)
 Drawing no. 021 rev P01 (existing west elevation)
 Drawing no. 120 rev P01 (proposed east elevation)
 Drawing no. 020 rev P01 (existing east elevation)

Relevant Planning History

20220781	Conversion of the existing barn into an annexe ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump unit and car port	Pending decision	
20191188	Application for Listed Building Consent for the sub-division of the rear garden and conversion of agricultural barn into 2 bedroom dwelling with new driveway and carport.	Permitted	21.01.2020
20190263	Conversion of agricultural barn into 2 bedroom dwelling with new driveway and car port.	Permitted	21.01.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Gravesham Local Plan: First Review (1994)

- TC2 – Policy for Listed Buildings

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

National Planning Policy Framework (2021)

- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- None

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Consultees

Conservation Officer

Initial comments from previous application 20191188:

The barn is certainly of historic interest and can be considered a curtilage listed building requiring listed building consent for any alterations (the building pre-dates the first planning act and was/is in the same curtilage on the date of listing in 1983).

We were advised on site by the owner that the barn had suffered damage in the great storm of 1987. It appears that the main frame to at least two bays are original (18th century?) with carpenters numbers on the frame joints. The narrower southern three bays may well be a later 19th century re-construction, but needs further research to confirm. There has clearly been extensive re-construction of the roof and frame as a result of the storm. It would be helpful for the assessment of the proposals to obtain a specialist survey and report on the date of the frame and the alterations that have been made. This could then inform the extent of repair and replacement of timbers that will be necessary during the conversion work (should it be deemed in planning terms to be an acceptable proposal). Clearly this should not be requested if there are strong planning grounds for resisting the proposals (Greenbelt).

In terms of the change of use my main concerns are those of curtilage and physical separation resulting from the new use of the barn. These are not easy to control and whilst the current owner may wish to retain the openness around the barn and its visual link with the Bailiffs House, I am not convinced that this can be preserved in the future, when the building is sold. There will inevitably be a desire to install fences or walls to demarcate the boundary between the house and barn at some point in the future, which will adversely impact on the existing positive relationship between the barn and house. The proposed location and open area for parking is obviously acceptable to the applicant, but being located adjacent to the main house is unlikely to be acceptable to a future owner, who will inevitably require a garage close to the barn. The red line boundary needs to be addressed at this stage in order to avoid future harm to the setting of the listed house.

The 1864-67 OS Map shows a building associated with the barn that would be an appropriate location for a garage. It also indicates a boundary for a tighter curtilage to the west side, which could be replicated by planting with native hedgerow. The eastern boundary could then be kept tight to the east end of the building next to the barn in the historic OS map below which could form the location of a garage.



Regarding the design of the barn I have reservations about the use of walls of glazing which will detract from the historic character and function of the barn. The conventional approach of allowing the cart entrance to be fully glazed with the minimum number of windows elsewhere in the body of the barn should be adopted. Also the use of roof lights should be avoided in order to preserve the agricultural appearance of the building. I am not convinced by the photographic evidence that there was a window in the upper floor of the gable wall. If there was, then there needs to be clearer evidence submitted with the application and it will need to be reduced in size. The external joinery should all be black to reduce its domestic appearance and joinery details submitted for approval prior to commencement of work. We will need to see how the building will be insulated as this will impact either on the external or internal wall finish. This should be submitted at this stage for assessment, if it is considered that the building meets all other planning requirements (i.e. Greenbelt.) Rainwater goods should be cast iron or aluminium. Natural clay Kent peg roof tiles will need to be specified and should be mixed colours to avoid uniform colour and appearance. Details or samples of the weatherboarding should be submitted for approval and the survey requested above should indicate historic weatherboarding to be retained and left in place. Any external vents or aerials/satellite dishes should be indicated on the drawings and details of their colour, size, material, location submitted for approval.

Further to the above comments a structural survey and bat survey were submitted together with amended plans. The Conservation Officer responded to the amended plans and raised no objection subject to conditions requiring further details and a bound gravel trackway up to the gate.

This current application involves changes to the building in order to facilitate it's use as a residential annexe ancillary to the main house. The issues are similar to those before. The Conservation Officers comments to this proposal are below:

The new brick plinth should be a red multi stock brick (sample to be agreed), ideally reclaimed and not painted black as specified.

The metal windows and doors will need to be fitted into a black stained timber window frames with timber sills. This can be hardwood and stained black.

There are no rafter ends shown on the drawings. There should be exposed rafters which are normally

curved on the underside.

I understand there is an extended lead in time for Welsh slate so this needs to be taken into account.

Meopham Parish Council

No objection to this planning application subject to compliance with householder extensions/alterations design guide and on the condition that it is not permitted as a separate hereditament.

Dickens' Country Protection Society

The Society would further to add that taking into account the building is listed, in its view the proposed windows on west elevation are relatively large and out of character with the building (the picture window should be smaller and vertically sub-divided). The aspect ratio of the proposed roof lights would be improved if their depth was reduced.

Neighbouring properties

The application has been advertised by site notice and press notice. No letters of representation have been received.

Officer's Analysis

Impact on the Listed Building

Bailiffs House is a Grade II Listed Building. The barn sits within the curtilage of this Listed Building.

Policy CS20 states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource. Saved Policy TC2 of the 1994 Local Plan states that, in the case of applications affecting the setting of a listed building, the primary consideration of the Council will be the maintenance and integrity of the original listed building and that proposals will need to be sympathetic in terms of massing, scale, appearance and materials.

The barn is certainly of historic interest and can be considered a curtilage listed building requiring listed building consent for any alterations (the building pre-dates the first planning act and was/is in the same curtilage on the date of listing in 1983).

The previous owner confirmed on site that the barn had suffered damage in the great storm of 1987. It appears that the main frame to at least two bays are original (18th century) with carpenters numbers on the frame joints. The narrower southern three bays may well be a later 19th century re-construction. There has clearly been extensive re-construction of the roof and frame as a result of the storm.

In terms of the change of use the main concerns with the previous application were those of curtilage and physical separation resulting from the new use of the barn. These are not easy to control and there would have inevitably been a desire to install fences or walls to demarcate the boundary between the house and barn at some point in the future. This is no longer the proposal and therefore a positive relationship will remain between the barn and house.

The 1864-67 OS Map shows a building associated with the barn that is an appropriate location for a store building. It also indicates a boundary for a tighter curtilage to the west side, which could be replicated by planting with native hedgerow and can be subject to a planning condition. The eastern boundary could then be kept tight to the east end of the building next to the barn in the historic OS map below which would form the location of a store.

Regarding the design of the barn there were reservations about the use of walls of glazing which would detract from the historic character and function of the barn. The conventional approach of allowing the cart entrance to be fully glazed with the minimum number of windows elsewhere in the body of the barn has been

adopted.

The external joinery should all be black to reduce its domestic appearance. Joinery details have been submitted in order to avoid some conditions and these are acceptable. Details of how the building will be insulated have also been submitted and these are acceptable.

Rainwater goods are shown to be cast iron in black which are acceptable. The roof tiles are to be Welsh slate. These are acceptable however there is a lead time for these.

The new brick plinth should be a red multi stock brick (sample to be agreed by condition), ideally reclaimed and not painted black as specified.

The metal windows and doors will need to be fitted into a black stained timber window frames with timber sills. This can be hardwood and stained black and can also be conditioned.

There are no rafter ends shown on the drawings. There should be exposed rafters which are normally curved on the underside and a condition is recommended to ensure a drawing is submitted.

Subject to the above conditions, the proposal complies with Policy CS20 of the Core Strategy 2014, Saved Policy TC2 of the Local Plan 1994 and section 16 of the National Planning Policy Framework 2021.

Conclusion

The proposed plan to change the use of the barn to a residential annexe and construct a storage building, subject to relevant planning conditions, will have no significant detrimental impact on the setting of the Listed Building and therefore accords with the abovementioned Policies and is recommended for approval, subject to relevant conditions.

Recommendation:

Permit

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18 October 2022	Dated:	18 October 2022