

Delegated Report

Householder Planning Application and Listed Building Consent

Planning Application No: 20230669 and 20230670

Location: Nurstead Hall Nurstead Lane Longfield Hill Longfield

Description: 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.

Applicant: Holm

Site Visit Date: 12/09/23

Submitted Documents/Plans

Application Form

P18Q-09 – Site Location Plan and Block Plan

03 – Measured Building Survey – Basement, Ground Floor and First Floor Plans

04 – Measured Building Survey – Second Floor & Roof Plans

PP-18Q-01 Rev A – Existing Elevations

PP-18Q-02 – Existing (Hidden) East and West Elevations of Rear Extensions and Section Through Dormer

PP-18Q-03 Rev A – Ground Floor Plan as Proposed

PP-18Q-04 Rev A – First Floor Plan as Proposed

PP-18Q-05 Rev B – Second Floor Plan as Proposed

PP-18Q-06 Rev C – North and West Elevations Showing Proposed Repairs

PP-18Q-07 Rev C – South and East Elevations Showing Proposed Repairs

PP-18Q-08 Rev C – Proposed (Hidden) East and West Elevations of Rear Extensions and Section Through Dormer

PP-18Q-10 Rev A – Proposed Roof Plan

Heritage, Design and Access Statement – October 2023

Lightning Engineers Report

Structural Engineers Report

Superseded:

~~PP-18Q-03 – Ground Floor Plan as Proposed~~

~~PP-18Q-04 – First Floor Plan as Proposed~~

~~PP-18Q-05 Rev A – Second Floor Plan as Proposed~~

~~PP-18Q-06 Rev A – North and West Elevations Showing Proposed Repairs~~

~~PP-18Q-07 Rev A – South and East Elevations Showing Proposed Repairs~~

~~PP-18Q-08 Rev A – Proposed (Hidden) East and West Elevations of Rear Extensions and Section Through Dormer~~

~~PP-18Q-10 – Proposed Roof Plan~~

~~Heritage, Design and Access Statement~~

Relevant Planning History

Reference	Description	Decision	Decision Date
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 the application, subject to compliance with local planning policy.

- We request that the conservation officer is consulted regarding the choice of colour and design for any replacement roof tiles.

Ward Councillors: No comments received.

GBC Conservation Officer:

01/09/23 (First Comment)

Roof Tiles

The proposal is to replace the roof in a Turkish manufactured roof tile from Sahtas. Whilst these may be acceptable on non-listed buildings they should not be adopted for listed buildings where a tile of British origin should be adopted. Kent is renowned for its traditional clay peg tiled buildings and English manufacturers such as Keymer, Spicer and Tudor produce accurate British origin roof tiles and fittings, such as hip, valley, ridge and hogback. From experience the fittings from Sahtas do not accurately reflect those found in Kent and should be avoided on listed buildings.

Structural strengthening repairs

The engineer's report proposes utilitarian repairs with metal plates bolted to structural timbers and they will be visible within the rooms they are associated with. That said the room interiors appear to be modest in appearance, reflecting the farm house character, and providing the metal plates are painted a dark colour to blend with the timbers they can be accepted as an honest repair, easily reversible and retaining the historic fabric.

Structural reinforcement of chimney stack

The approach to strengthening the stack with reinforcement bars bonded into the bedding joints is generally acceptable when strengthening historic brickwork. Providing the repointing of the bedding joints is sympathetic and matches the adjacent mortar then this strengthening approach is acceptable.

External Render

Replacement of failed render needs to be conditioned as there is further investigation work required.

External joinery.

Generally repairs are acceptable but where replacement is required there may be alternative window designs required, such as removing storm casements. Also slim double glazing is generally not acceptable on listed buildings.

Guttering and downpipe

Replacement of modern guttering and downpipes with cast iron is supported.

Proposed replacement dormer window

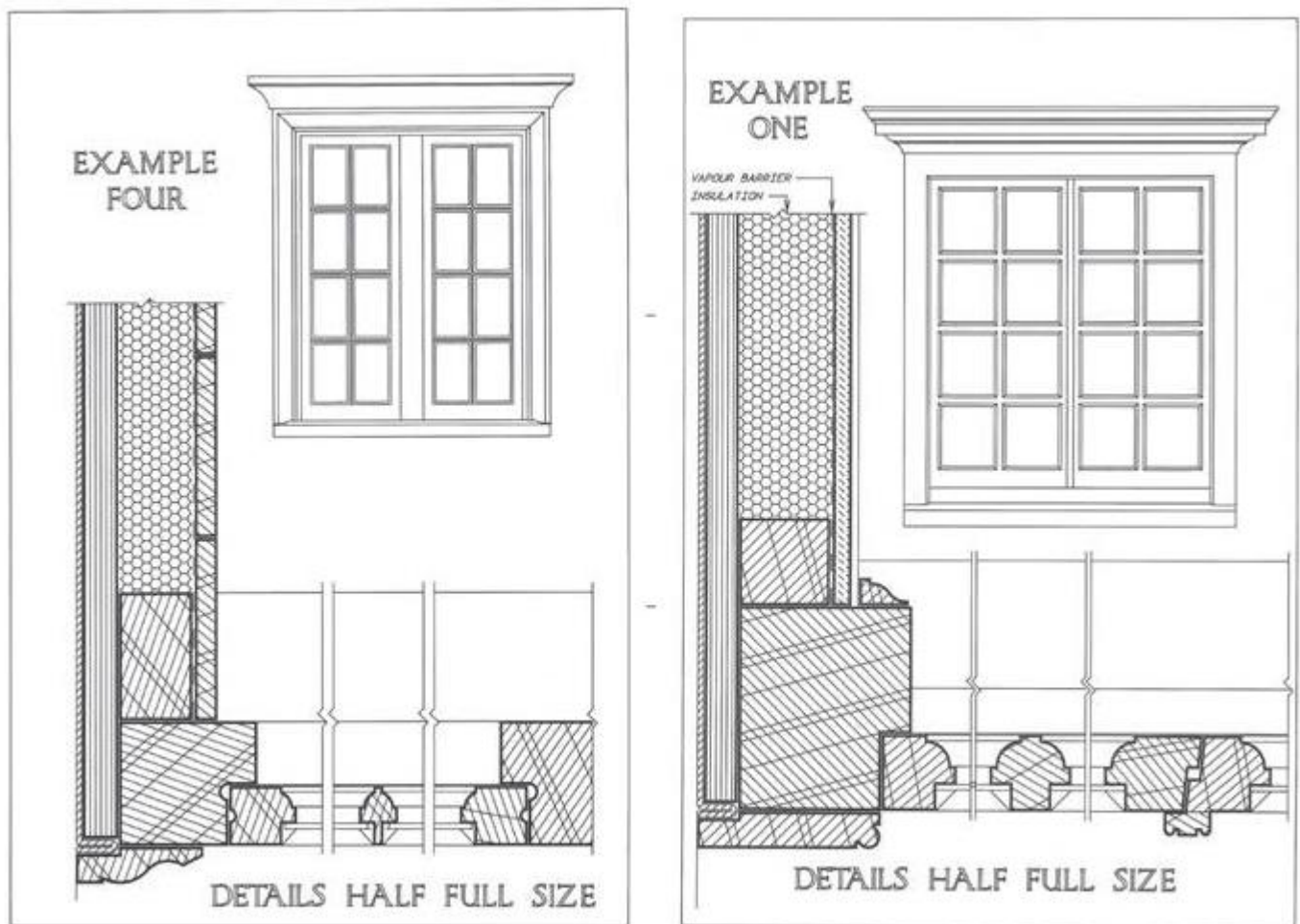
The proposed window has heavy cheeks and appears out of scale with the roof, being incorrectly detailed and clearly designed to accommodate the staircase to the attic. An appropriately designed box sash window may offer a more convincing dormer which should be based on the guidance note from English Heritage attached. (A variant on example 2 and 4)

At present it would be advisable to discuss the above matters with the applicant, particularly the roof tiles and the replacement dormer window and use of slimline double glazing. Until these matters are resolved the proposals are contrary to local and national planning policy as they will result in harm to the listed building.

29/09/23 (Second Comment)

This now appears to have addressed the comments I made previously.
Can you ensure that there is no reference to slimline double glazing?

The only item I would ask is looked at further is the dormer window head where a cornice detail would be preferred to the box section.



Neighbouring properties

A site notice was displayed on 27th July and a press notice published on 28th July. 14 surrounding properties were consulted and 0 comments were received from members of the public. The overall consultation period expired on 18 August 2023.

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 dependant 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

Green Belt

National Planning Policy Framework (NPPF)

Paragraphs 147-151 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 149(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 149(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 areas 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 paragraph 149 the NPPF (2023).

"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 height of the ridge of the dormer would rise as a result of the alteration from a flat roof rear dormer to a pitched roof. 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 149(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.'

Initially the Conservation Officer raised some concerns with the proposed scheme, which required amendments to the application. The scheme was amended and further comments from the Conservation officer received on 29th September confirmed that the concerns would be addressed subject to addition of cornicing detail on the proposed dormer. The agent has since amended the plan again to include cornicing on the dormer. Based upon the information available and the Conservation Officer comments the proposed development would not result in significant harm to the fabric or Character of the Listed Building.

In fact visually the changes would result in an improvement to the modern bricked chimney and box dormer of incongruent design which currently exists, as shown in the photograph below:



It was also noted during the site visit that render repairs to the external walls were necessary as extensive bulges were evident.



With the changes made during the progress of this application, it is clear that there would be improvement as the building has fallen into some state of disrepair, with modern features inappropriate to the history and character added. This would result in an improved appearance and would outweigh potential harms to the fabric of the building by ensuring its longevity, in a sensitive manner.

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.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	3 rd October 2023	Dated:	04 October 2023