



Delegated Report

Householder Planning Application

Planning Application No: 20211423

Location: The Barn Thong Lane Shorne Gravesend

Description: Partial demolition and conversion of existing attached barn to provide additional living accommodation and associated works to main dwelling.

Applicant: Mrs E Jackson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form;
- Design and Access Statement;
- Existing Floor Plans and Elevations, plan no. D-02 Rev B;
- Proposed Floor Plans and Elevations, plan no. D-03 Rev B ;
- SLP and Existing Block Plan, plan no. D-01.

Relevant Planning History

Application Ref. No.	Description	Decision
19800162	Change of use of existing agricultural barn to use as a dwelling house and alterations and reconstruction in connection therewith	Refused and allowed on appeal (1980/00005/REF)

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

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);
- Thong Rural Conservation Area Appraisal Supplementary Planning Document (201&)

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 architect or historic interest which it possesses.

Consultations, Publicity and Representations

Consultees

Shorne Parish Council

No objection subject to certain detailing being preserved.

GBC Conservation Officer

No comment received

GBC Highways

No objections, but suggestions made in regards to the office use and the installation of electric vehicle charging points.

KCC Heritage Officer

Requested detailing of the roof structure to be removed at the site and further details for archaeology purposes.

National Highways

No Objection

Lower Thames Crossing Team Highways

No comments

KCC West Public Footpaths

Advisory comments provided

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties and a site notice has been posted. The consultation periods expired on 25 December 2021. No comments received.

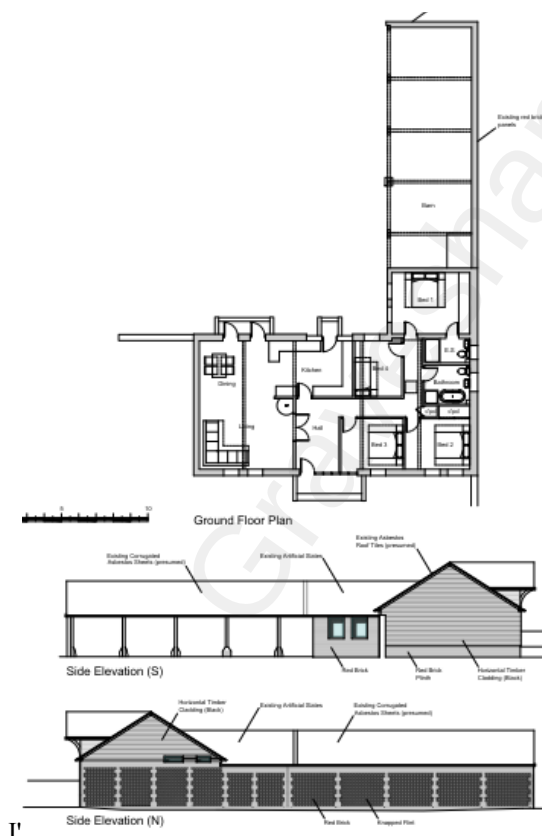
Officer's Analysis

Design, Character and Appearance

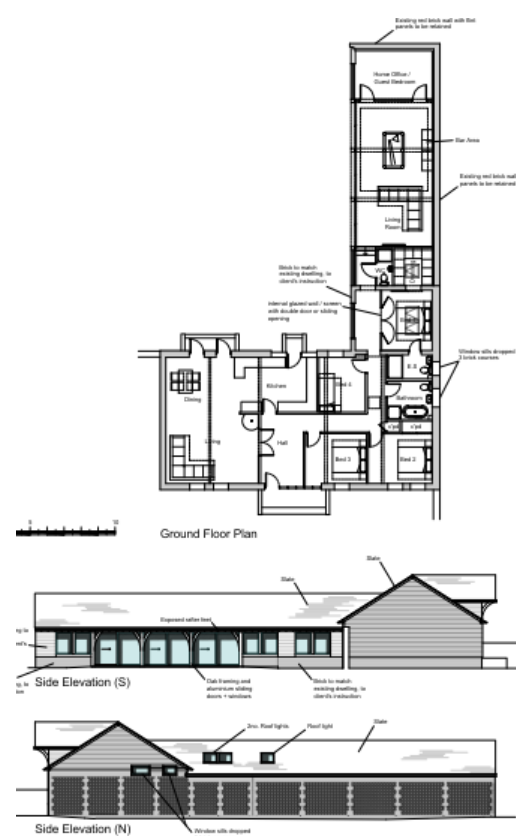
The application site is within the Thong Conservation Area but only seeks to convert the attached barn area, to the rear of the main dwelling. The site is directly south of Public Right of Way NS167 although there are no extensions proposed to the dwelling and the LPA consider there is no impact to the footpath as a result.

The existing and the proposed plans are listed below;

Existing Plans



Proposed Plans



The plans indicate that the converted barn area to the rear of the site would accommodate a home office/guest bedroom, a bar area and a living room. Bedroom would be upgraded with an ensuite bathroom and dressing room.

The existing roof of the existing barn/main dwelling is listed on the plans as a mix of artificial slates and asbestos corrugated sheets/roof. The entire roof for the whole building will be replaced with slate tiles and rooflights proposed to the northern side of the converted area. The roof tiles to the main dwellings are a dark grey type colour (as shown in the Design & Access Statement) and it would be expected that the replacement tiles should be of similar colour.

The Design & Access Statement supplied maintains that the northern elevation of the converted barn area (red brick with flint infill) is to be retained, however, the existing timber frame of the barn is in poor state of repair and to be replaced with a sympathetic oak frame as demonstrated by figure 1.2.

The inward facing south elevation of the barn will be enclosed by glazed screens / sliding doors/windows with aluminium frames set behind the new oak frame structure. To the south inward facing elevation of the barn timber cladding and red brick plinths are proposed for consistency purposes with the existing dwelling.

In light of the above, the application is considered to comply with CS19 and CS20 of the adopted Gravesham Local Plan Core Strategy (2014) and the NPPF (2021).

Impact on the Conservation Area and Listed Building

Policy CS20 (LPCS) requires new development to preserve and, where appropriate enhance the significance of the Borough's heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of The Borough's urban and rural conservation areas. The proposed conversion of the barn to the rear of the site would involve the demolition of the existing timber structure to the rear. Given the Oak frame structure proposed to south inward elevation with the brick plinths are considered to be sympathetic to the host property. Apart from the changes to the roof, proposed development is appropriate to the site and with minimal harm to the Conservation Area. No changes are proposed the north elevation apart from the roofing.

The site is adjacent to the south at White Horse Cottage is a grade II Listed building, however, the amendments do not change the footprint of the building and most of the changes are towards the rear of the site. It is not considered that changes in roof tiles would harm the neighbouring site.

KCC Heritage provided comments and requested further information regarding the roofing and other details, although, the partial demolition of the of the barn area to the rear and the new converted area are not considered to have significant impact to archaeology.

In light of the above, it is considered that the proposal would preserve the Thong Conservation Area and as such is complies with to Policy CS20 (LPCS) and Section 15 of the NPPF (2021).

Amenity of Future Occupiers

The conversion of the barn creates additional space for the main dwelling and, therefore, considered that the proposed development would not harm the amenity of future occupiers of the site.

Neighbouring Amenity

Also, a further condition will be added to restrict the use of the office and bar area as ancillary use to the host property and not to be used as separate commercial space.

Conclusion

Ultimately, the partial demolition of the barn to the rear and associated amendments are considered appropriate to the host property and the setting within a Conservation Area and near a Listed Building. The amenity of future occupiers and neighbouring properties is safeguarded. The proposal is in accordance with Policy CS19 and CS20 of the Local Plan Core Strategy 2014 and the NPPF 2021.

The office and bar area created to the rear will be restricted for uses ancillary to the host residential property, a condition restricting these as separate commercial properties will be added.

Recommendation

The application is recommended for approval.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Genna Henry	Team Leader:	Richard Hart
Signed:	<i>G.Henry</i>	Signed:	<i>R Hart</i>
Dated:	13th January 2022	Dated:	13th January 2022