

NOTES FOR TECH: N/A		
APPLICATION PROPOSAL		Ref No 14/504406/LBC
Listed building consent for the demolition of existing single pitch rear extension and replace with erection of single storey pitched roof extension inclusive of external and internal alterations, removal of open sided front porch, and installation of two rooflights to existing rear roof slope.		
ADDRESS The Pest House Claygate Road Yalding Kent ME18 6BB		
RECOMMENDATION - PER		
WARD Marden And Yalding Ward	PARISH/TOWN COUNCIL Collier Street	APPLICANT Wealden Ltd. AGENT Mr Graham Norton
DECISION DUE DATE 26/11/14	PUBLICITY EXPIRY DATE 11/06/15	OFFICER SITE VISIT DATE 05/06/15
RELEVANT PLANNING HISTORY (including relevant history on adjoining site):		
App No	Summary	
N/A	There is no relevant planning history relating to the site.	
14/504397/FULL	Demolition of existing single pitch rear extension and replace with erection of single storey pitched roof extension inclusive of external and internal alterations, demolition of rear single storey container shed and replace with a garage. (Concurrent planning application under consideration).	

DESCRIPTION OF SITE

The application site is located on the south-western side of Claygate Road, opposite the junction of Jarmons Lane with Claygate Road, and the site is occupied by a detached two-storey cottage with steeply pitched roof and a large single-storey shallow pitched lean-to extension to the rear (south-western side). The building has a brick finish to the ground floor with tile hanging to the upper floor, and plain clay tiles to the roof. The lean-to extension to the rear has a brick and render finish. The building is Grade II listed. The listing refers to the building as 'House, formerly a pest house, now house. C16, with C19 or C20 façade'. A concrete access drive off Claygate Road runs along the north-western side of the cottage and leads into an extensive vehicle scrap yard (formerly Bentletts Farm) to the rear of the property which incorporates the storage, repair and dismantling of vehicles with various associated workshops and office buildings. To the south-east the site is adjoined by a modern detached chalet bungalow at Little Bentletts. An agricultural field adjoins to the north-west and open fields stand opposite along the north-eastern side of Claygate Road.

The site forms part of the open countryside outside any village development boundary shown on the Proposals Map to the Maidstone Borough-Wide Local Plan.

PROPOSAL

The application proposes the removal of the existing single-storey shallow pitched lean-to extension to the rear (south-western side) of the dwelling and the erection of a replacement single-storey extension with pitched roof on more or less the same footprint as the existing. The existing building incorporates a catslide roof to the north-western end and the existing catslide roof is to be continued across the north-western end of the proposed extension. The pitched roof to the proposed extension is divided into two sections with a central valley between and gables to the rear (south-western) elevation. The proposed extension extends 4.5m out from the rear (south-western) elevation of the main building and extends 8.6m along the rear (south-western) elevation which has an overall length of 12m. The submitted plans show the roof ridge lines to the proposed extension to be 1.4m below the roof ridge line to the main building. The application details show the proposed extension to have a brick and tile hung finish with clay tiled roof, as per the existing main building, with painted softwood timber windows and joinery. Two small rooflights are proposed to the south-west facing (rear)

roofslope of the existing dwelling. An existing open sided porch is shown in the submitted plans to be removed from the front elevation of the property. No other internal or external alterations to the original dwelling are shown in the submitted plans.

The submitted plans show the proposed rear extension to provide a kitchen/dining room, bathroom and entrance lobby to the existing dwelling.

The proposed single-storey extension to the main building, as originally submitted, has been amended to address concerns raised initially by the Conservation Officer. The number and size of rooflights to the existing rear roof slope has also been the subject of discussion and negotiation between the applicant and the Conservation Officer.

PLANNING CONSTRAINTS

The application building is Grade II listed.

The site forms part of the open countryside outside any village development boundary shown on the Proposals Map to the Maidstone Borough-Wide Local Plan.

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF):
 National Planning Practice Guidance (NPPG):
 Development Plan: Maidstone Borough-Wide Local Plan 2000: Policies ENV28, H33
 Supplementary Planning Documents: Residential Extensions Supplementary Planning Document (May 2009)

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED	OFFICER RESPONSE
Collier Street Parish Council	Comment that the Parish Council take a neutral stance on this application.	The recommendation to approve the application is not inconsistent with the comments of the Parish Council.
Residential Objections Number received: None.	No responses/representations received from neighbours.	N/A
Residential Support Number received: None.	No responses/representations received from neighbours in support of the application.	N/A

Other issues raised:

None.

CONSULTATION RESPONSES

Conservation Officer – Commented on the application as originally submitted that the proposal to demolish the existing large rear extension which seriously detracts from the

character and appearance of the listed building is to be welcomed. Raised concerns at the size and design of the replacement structure proposed which is shown to extend the full width of the building with a small "cut out" to maintain light to a ground floor window in the original building. Commented that the proposed design, which gives the extension an entirely separate roof, makes it look like an unfortunate unintegrated structure. Commented that a shorter extension only occupying the width of two bays of the existing building plus its outshot, thus leaving one bay of the rear elevation exposed, would be preferred. Commented that such an extension could be covered by a double-gabled roof running at right angles to the existing roof which it is believed would result in a more integrated built form. Commented that the proposed detached garage (part of the concurrent planning application 14/504397/FULL) is acceptable in its impact on the setting of the listed building. No objection raised in principle to the application as originally submitted on heritage grounds but commented that the applicant should be encouraged to achieve a better quality scheme by addressing the above issues.

Amended Plans

Commented that the revised plans for a replacement extension as now submitted are acceptable in their design and impact on the listed building. Commented that the addition of three rooflights to the rear roof slope of the original building to provide additional light to the master bedroom, as shown in the amended plans, is considered to be too cluttered. Commented that there would be no objection to a single conservation rooflight there. Commented that it might be possible and preferable to insert an additional conventional window in the front elevation to serve the master bedroom as there may have been additional windows originally. No objection raised in principle to the application as amended on heritage grounds but commented that the applicant should be encouraged to achieve a better quality scheme by addressing the above issues.

Further Amended Plans

The three rooflights proposed were reduced to two smaller size units following a meeting on site between the applicant and the Conservation Officer.

APPLICANT'S SUPPORTING COMMENTS (summary of key points)

The Design and Access Statement submitted in support of the concurrent planning application states:

- The listed building and its setting will be enhanced in line with national planning policies for heritage assets.
- The front elevation will be enhanced by replacing existing elements that do not relate to the building (e.g. porch, steel girder in ground).
- The rear extension is out of scale and character and its demolition is to be welcomed.
- The replacement extension is in keeping with the character of the listed building and its context.
- The removal of the rear shed (storage container) removes an eye sore.
- Overall the environment is enhanced and a heritage building is significantly improved in all respects.
- A more attractive and functional house and garden are created.
- New investment into the property will ensure that the life of the listed building is safeguarded for the long term.

BACKGROUND PAPERS

The Listed Building Consent application is supported by the following drawings/documents:

Drawing no. PL-PH-001 – Location plan (Red line boundary plan)

Drawing no. PL-PH-002 – Site survey plan
Drawing no. PL-WH-PH-01 -- Existing floor and roof plans
Drawing no. PL-WH-PH-02 – Existing elevations
Drawing no. PL-WH-PH-03 Rev. B – Proposed floor and roof plans
Drawing no. PL-WH-PH-04 Rev. B – Proposed elevations
Drawing no. PL-PH-003 Rev. B – Proposed site layout plan
Schedule of Materials
Design and Access Statement (September 2014)
Listed Building Appraisal (Barbara Woda Associates Ltd)
Building Survey Report dated 03.05.2014 (Ashenden Graham Chartered Surveyors)

APPRAISAL

Impact on character and appearance of listed building and its setting

The Pest House building is Grade II listed. The listing refers to the building as 'House, formerly a pest house, now house. C16, with C19 or C20 façade'. The building is a modest timber-framed building, dating from the 16th Century according to the list description. Its low height, chimney position and general form suggest that it may have originated as a small open hall house and has perhaps been truncated, but further investigation would be needed to ascertain this. Extending across about two thirds of the rear elevation of the property is a large extension of mid 20th Century date with a low-pitched lean-to roof which seriously detracts from the character and appearance of the listed building.

Government guidance in the National Planning Policy Framework states (para. 129) that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. The NPPF further states that local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. The NPPF further states (para. 132) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

The proposed rear extension represents a significant improvement in terms of design and appearance compared to the existing rear extension it replaces. The proposed rear extension integrates better with the existing two-storey dwelling than the existing unsympathetic extension it replaces. The design details of the proposed rear extension have been the subject of discussion and negotiation between the applicant and the Conservation Officer and the current proposals represent the outcome of those discussions and negotiations. The three rooflights originally proposed were reduced to two smaller size units following a meeting on site between the applicant and the Conservation Officer.

An existing open sided porch is shown in the submitted plans to be removed from the front elevation of the property. No other internal or external alterations to the original dwelling are shown in the submitted plans.

The current proposals are considered to address the concerns raised previously by the Conservation Officer and no objections are raised to the application on heritage grounds subject to conditions to secure the submission of samples of materials (brick and tile) to be used and joinery and rooflight details for consideration and approval. Subject to these conditions being imposed on any grant of planning permission, it is not considered that the proposed replacement rear extension, rooflights to the rear roof slope and removal of the

existing open sided front porch addition would be harmful to the character and appearance of the Grade II listed building or its setting.

Conclusion

The proposed rear extension represents a significant improvement in terms of design and appearance compared to the existing rear extension it replaces. The proposed rear extension integrates better with the existing Grade II listed two-storey dwelling than the existing unsympathetic extension it replaces. The design details of the proposed rear extension and rooflights to the existing rear roof slope have been the subject of discussion and negotiation between the applicant and the Conservation Officer and the current proposals represent the outcome of those discussions and negotiations. The proposed rear extension, rooflights to the rear roof slope, and removal an existing open-sided front porch addition are considered acceptable in terms of impact on the character, appearance and setting of the existing Grade II listed property.

The application for listed building consent can therefore be recommended for approval subject to conditions being imposed on any consent requiring samples of external surfacing materials to be used and joinery and rooflight details to be submitted for consideration and approval.

RECOMMENDATION – Grant Listed Building Consent subject to the following conditions:

CONDITIONS/REASONS

(1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) No works shall take place until full details, including samples, of the external surfacing materials to be used on the single-storey rear extension hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The works shall be carried out in accordance with the approved details of external surfacing materials;

Reason: To ensure the character and appearance of the Listed Building are safeguarded.

(3) No works shall take place until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) New internal and external joinery details for all new and altered windows and doors, including framing, partitions, and mouldings, to a scale of 1:20;

b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;

c) New rooflight windows to the south-west facing roof slope, to a scale of 1:20;

Reason: To ensure the details are satisfactory and ensure the character, appearance, fabric and setting of the Listed Building are safeguarded and maintained.

(4) The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers PL-PH-001 received

01.10.14 and PL-PH-003 Rev. B, PL-WH-PH-03 Rev. B and PL-WH-PH-04 Rev. B received 18.05.15 and Listed Building Appraisal received 01.10.14;

Reason: To ensure the character, appearance, and setting of the Listed Building are safeguarded and maintained.

INFORMATIVES

to Applicant: APPROVAL

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

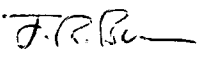

In this instance:

The application was approved without delay.

The applicant/agent was advised of minor changes required to the application and these were agreed.

The applicant/agent was provided formal pre-application advice.

Case Officer Jon Barnes

Case Officer Sign: Jon Barnes		Date: 11.06.2015
Delegated Authority Sign:		Date: 11/6/15
TL/DM Countersign if refused:		Date: