



Mr George Barnes
C/O Mr Simon Milliken
Milliken & Co. Chartered Surveyors
1A The Pantiles
London Road
Tunbridge Wells
TN2 5TD

9 November 2020

PLANNING DECISION NOTICE

APPLICANT:	Mr George Barnes
DEVELOPMENT TYPE:	LBC (alterations/extensions)
APPLICATION REFERENCE:	19/505890/LBC
PROPOSAL:	Listed Building Consent for conversion / refurbishment of barns to provide 2 dwellings, new garage building; demolition of farmyard structures; and hard and soft landscaping works.
ADDRESS:	Queen Court Barns, Water Lane, Ospringe, Kent, ME13 8UA

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

MKPS – Working in Partnership with: Swale Borough Council

Please Note: All planning related correspondence for SBC should be sent to:

Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ

Email: planningsupport@midkent.gov.uk

Access planning services online at: www.swale.gov.uk or submit an application via www.planningportal.co.uk

- (2) The development hereby approved shall be carried out in strict accordance with the following approved drawings:
19.031 51C, 19.031 52A, 13.031 53B, 19.031 54, 19.031 55, 19.031 56B, 19.031 57C, 19.031 58B, 19.031 59, 19.031 60, 19.031 61, 19.031 62B, 19.031 65 and 19.031 66.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (3) Prior to commencement of any other works the existing lean-tos, silo water and oil tanks shown to be demolished as part of the proposed scheme, shall be removed and the structures in question shall be removed from the application site. The structures shall not be stores on the site or on the adjacent land north and east.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (4) Prior to the relevant works a sample of the proposed Kent peg clay tiles and replacement weatherboarding in the proposed stain or paint finish shall be submitted to and approved in writing by the Local Planning Authority. The samples submitted shall include the ridge and hip tiles, bat access tiles and any specialist conservation type ventilation tiles. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (5) Prior to the relevant works manufacturers details of the specific cast iron rain water goods (and associated brackets) to be used on the converted barns shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (6) Prior to the relevant works manufacturers details of the replacement patent glazing and flush fitting conservation type rooflight to be used on Barn 1 shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (7) Notwithstanding the details shown on drawing 19.031 66, the following key construction details shall be submitted to and approved in writing by the Local Planning Authority, The development shall then be carried out in accordance with these approved details.
- o 1:5 vertical section showing the proposed wall insulation system and weatherboard profile
 - o 1:5 vertical section showing the eaves detailing (including guttering) and proposed roof insulation system
 - o 1:5 vertical section showing the verge detailing
 - o 1:5 vertical section showing the ridge roof junction detailing
 - o 1:5 vertical section showing the hip roof junction detailing
 - o 1:5 vertical section showing the proposed replacement floor and associated insulation underfloor heating system
 - o 1:10 (internal) elevation detail and 1:1 or 1:2 vertical plan section of the fixed glazing to be provided to the ventilation slits at the eastern end of Barn 2

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (8) Prior to commencement (excluding the works outlined in condition 2) a detailed repair and alterations specification and associated works programme for the external envelope and internal elements of the buildings (including the brickwork, timber frame and proposed new finished for the medieval parts of the building) compiled in accordance with the repair principles set out in the revised Design & Access Statement dated 14th September, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the works required for making good the retained historic fabric where attached and/or abutting later structures which are to be demolished. The reports shall also be compiled in accordance with the following technical guidance:
- o SPAB Technical Pamphlet 5: Repointing stone and brickwork walling
 - o SPAB Technical Pamphlet 12: The repair of timber frames and roofs
 - o Historic England: Energy efficiency and historic buildings

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (9) Prior to the relevant works a 1:20 elevation detail and a 1:5 plan and vertical section for all new (or replacement) joinery elements including windows, internal/external doors stairs, associated banisters/handrails and shutters shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

- (10) No flues, vents, meter/alarm boxes or external lighting shall be fixed to the exterior of the listed buildings the subject of this consent without the prior written consent of the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed buildings.

Please note you must comply with all the conditions attached to this consent; otherwise the consent may not be valid and any works may be unauthorised.



James Freeman
Head of Planning Services
Swale Borough Council

Please be advised that irrespective of whether your proposal requires planning permission or not, it may still require Building Regulation Approval. For more information on this please visit our website

<https://www.swale.gov.uk/building-control>

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS

This decision does not give approval or consent that may be required under any act, bylaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under Section 78 of the Town and Country Planning Act 1990. **Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant.**

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the LPAs decision on your application, then you must do so within **28 days** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the LPA’s decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months [12 weeks** in the case of a **householder** or **minor commercial** application decision] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a **Householder** application or a **Minor Commercial** application and you want to appeal the LPA’s decision, or any of the conditions imposed, then you must do so within **12 weeks** of the date of this notice.
- In all other cases, you will need to submit your appeal against the LPA’s decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (planningappeals@midkent.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted planning permission for the proposed development or could not have granted it without

the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.