

REPORT SUMMARY

11 January 2018

REFERENCE NO - 16/501955/LBC		
APPLICATION PROPOSAL Demolition of 1 no. existing redundant structure, conversion of existing redundant barn and adjoining structures into a new dwelling with changes to fenestration and doors.		
ADDRESS Bletchenden Farm Bletchenden Road Headcorn Kent TN27 9JB		
RECOMMENDATION GRANT LISTED BUILDING CONSENT subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development, subject to imposition of the recommended conditions, is considered to comply with the policies of the Development Plan and there are no overriding material planning considerations justifying the refusal of Listed Building Consent.		
REASON FOR REFERRAL TO COMMITTEE Recommendation contrary to the views of Headcorn Parish Council		
WARD Headcorn	PARISH/TOWN COUNCIL Headcorn	APPLICANT Mr John Cashmore AGENT Design ID LTD
DECISION DUE DATE 16/05/16	PUBLICITY EXPIRY DATE 30/06/16	OFFICER SITE VISIT DATE 27/5/16

MAIN REPORT

1.0 SITE DESCRIPTION

1.1 As for application ref: 16/501954/FULL also being considered at this meeting.

2.0 RELEVANT PLANNING HISTORY

2.1 As for application ref: 16/501954/FULL also being considered at this meeting.

2.2 This Listed Building application is accompanied by a planning application seeking planning permission for the proposed works ref: 16/501954/FULL

3.0 PROPOSAL

3.1 As for application ref: 16/501954/FULL also being considered at this meeting.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Local Plan: SP17, DM1, DM3, DM4, DM30, DM32

4.0 LOCAL REPRESENTATIONS

- 4.1 As for application ref: 16/501954/FULL also being considered at this meeting.

5.0 CONSULTATIONS

- 5.1 **MBC Heritage:** The application affects a 16th or 17th Century five bay barn which forms a group with the adjacent listed farmhouse. The principle of its conversion to a dwelling has been long established, the earliest permission for such a change of use dates back to 1988. The most recent permission in 2005 accepted the rebuilding/ conversion of the adjacent stable building which enabled a much more sympathetic conversion of the main barn to be put forward with minimal internal sub-division and insertion of upper floors.

The current application is more or less identical to the proposals in 2005, although it is no longer proposed to thatch the barn.

Therefore raise **NO OBJECTION** subject to conditions to secure samples of materials, joinery details, submission of a schedule of repairs, removal of PD rights and landscaping.

6.0 APPRAISAL

- 6.1 The key issues in relation to this proposal are considered to be the impact on the character, fabric and setting of this heritage asset and nearby Listed Buildings.
- 6.2 The proposed conversion involves (a) retention of the existing barn along with its key internal and external features (b) minimal external changes thereby avoiding the building appearing overly domestic and retaining the 'memory' of its previous agricultural use and (c) removal of outbuildings and their consolidation into a single storey outbuilding clearly subordinate in scale and appearance to the converted barn. The proposal will also provide a long term use of this currently run down heritage asset while positively contributing to the character and setting of nearby Listed Buildings.
- 6.3 As such given the positive comments of the Heritage Advisor the proposal is considered to meet the heritage requirements of the NPPF and policy DM4 of the local plan.

7.0 CONCLUSIONS

- 7.1 The proposal will safeguard the character, fabric and setting of this heritage asset and nearby Listed Buildings and is acceptable as a consequence.

8.0 RECOMMENDATION: – GRANT LISTED BUILDING CONSENT subject to the following conditions:

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. Prior to the development reaching eaves level joinery details of the proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall specify materials and finishes and include large scale plans at a scale of 1:20 showing long and cross profiles of the mullions, transoms and cills. Work shall only be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason: In the interests of visual amenity. This information is required prior to commencement as some works have already been carried out on the site.

3. Prior to the development reaching eaves level details and samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed using the approved materials.

Reason: In the interests of visual amenity.

4. Prior to the development hereby approved comencing a repairs schedule shall be submitted for prior approval in writing by the Local Planning Authority.

Reason: To safeguard the character and fabric of the heritage asset.