

NOTES FOR TECH		
APPLICATION PROPOSAL		Ref No 19/506113/LBC
Listed Building Consent for the internal and external works involved in the conversion of Heritage Threshing Barn and modern pole barn to residential		
ADDRESS Bletchenden Farm Bletchenden Road Headcorn Ashford Kent TN27 9JB		
RECOMMENDATION - Application Permitted		
WARD Headcorn	PARISH/TOWN COUNCIL Headcorn	APPLICANT Mr & Mrs D Pearce AGENT Country House Homes Ltd
DECISION DUE DATE 30/01/20	PUBLICITY EXPIRY DATE 06/01/20	

RELEVANT PLANNING HISTORY (including relevant history on adjoining site): the most relevant is:	
App No	Summary
16/501954 & 501955	Demolition of attached outbuildings and conversion and extension of barn to form dwelling including internal and external alterations – planning permission and listed building consent – approved. These applications currently remain extant.
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PLANNING CONSTRAINTS

Grade II listed building

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Local Plan 2017: DM4, SP18

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED
Headcorn Parish Council	state that they cannot consider the application until an up-to-date flood risk assessment has been submitted as the site lies in flood zone 3. (Officer comment: flooding is a planning consideration which would be considered under the concurrent planning application reference 19/506112. Flooding is not a consideration under this application, which is for listed building consent and therefore not a reason to withhold a decision or to refuse the application).
Residential Objections Number received: 0	None received to date.
Residential Support Number received: 0	None received to date.

One comment has been received, not necessarily objecting but commenting on the proximity to Headcorn aerodrome and the potential for future occupiers to therefore experience noise. The issue of noise is a planning consideration which would be considered under the concurrent planning application, this is not a listed building consent consideration or a reason to refuse this application.

CONSULTATION RESPONSES

CONSERVATION OFFICER: initially had some concerns over fenestration in particular. On receipt of amended plans raises no objection.

DESCRIPTION OF SITE

This application relates to a threshing barn which is estimated to date from circa 16th or 17th century. The barn is timber framed with timber weatherboarding to its walls and it currently has an unsympathetic corrugated roof. The building is considered to be curtilage listed, lying within the curtilage of Bletchenden Manor which is grade 2 listed. The adjacent granary is also grade 2 listed.

To the south of the barn is a detached circa Edwardian building which is of unknown origin and function. There are existing stables attached to the barn which are considered of a unsympathetic appearance.

The site lies within the parish of Headcorn.

PROPOSAL

Listed Building Consent is sought for the internal and external alterations associated with the conversion of the barn to a dwelling including the demolition of the existing stables and erection of replacement extension.

A new garage building is shown upon the plans, however, as this would not be attached to the listed building, this is not considered to require listed building consent.

APPRAISAL

The key issue arising from this application is the impact upon the historic and architectural integrity of the Grade II listed building, its significance and its features of special interest.

The local planning authority has a statutory duty to have special regard to the desirability of preserving listed buildings and their settings under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy DM 4 of the local plan requires that the significance of designated heritage assets and their settings are conserved, and, where possible, enhanced and policy SP 18 similarly seeks to protect and enhance the quality of heritage assets. Policy DM 4

requires that the relevant tests in the National Planning Policy Framework are applied when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.

Policy SP18 of the local plan requires that, inter-alia, the characteristics of heritage assets are protected and design is sensitive to heritage assets and their settings. Policy DM4 of the local plan requires applicants to ensure that new development affecting heritage assets conserves, and where possible enhances, the significance of the heritage asset. It points out in paragraph 6.30 that small scale changes over time can erode the special character of places such as listed buildings.

It requires a proportionate Heritage Assessment which takes account of the significance of the asset and the impact on the identified significance. Paragraph 6.33 also advises that regard will be given to paragraphs 131 to 135 of the NPPF.

Since the adoption of the local plan, a revised NPPF has come into force, with the relevant section being chapter 16.

Paragraph 184 of the NPPF states that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Paragraph 193 of the NPPF states 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...”. It states that this is irrespective of the degree of harm amounting from any proposal.

In this case, there is an extant permission under reference 16/501955, for the works involved in the conversion of the building to a dwelling, so the principle of this has already been established.

This application follows pre-application advice upon a revised scheme. The drawings have been amended since the pre-application advice in order to minimise subdivision of the main barn and to minimise the scale and number of window openings. Windows to the end elevation which would have had the potential to result in harm to important timber braces have been removed and the layout generally respects the bays of the barn and works with these in the main.

In terms of the extent of subdivision and layout, this is not considered significantly different to that approved in terms of its impact upon the framing arrangements of the barn and this scheme, like the previous extant permission, keeps a significant part of the barn open to a full height, which is considered a key point in ensuring that its special interest is retained.

Whilst in general, in a functional, former farm building such as this, rooflights would be likely to be resisted in principle, as they are generally residential in character, in this case, the existing appearance of the roof is poor, since it has been, in recent times, roofed with a corrugated material which is unsympathetic and detracts from its character and appearance. The rooflights proposed would be small in scale and would only be sited to the rear elevation and given the significant enhancement which would result from the use of traditional clay tiles upon the roof, it is considered that the overall result of the changes to the roof would be to enhance the character and appearance of the building and therefore, in this particular case, the use of rooflights to the rear elevation is not objectionable.

With regards to the extension, this replaces unsympathetic elements which detract from the character and appearance of the listed barn and again, whilst an extension would normally be resisted in principle, as this is a simple, functional, former farm building, in this case the principle of an extension is not objectionable because there is already something attached to this end of the barn of a significant length. The extension would have a hipped roof on the end closest to the barn, which is considered an improvement over the extant scheme, which had a gabled roof, as this would bring the roof of the extension further away from the barn to provide better visual separation. It is noted that the extension would be increased in length, but this is not considered to result in material harm to the barn, as the additional part of the extension would be set well away from the barn and the key point in any case is the principle of an extension here, which has already been established. The extension would utilise different Windows and different coloured weatherboarding which would help to differentiate this part of the structure from the main barn, which again is to be welcomed.

The application has been amended to ensure the use of timber Windows to the barn, which is considered more appropriate than the originally proposed metal Windows and the design of the Windows has also been simplified to avoid a cottage feel and provide a more simple appearance.

As with the previous consent, conditions can be attached to ensure the use of sympathetic materials and joinery details and a schedule of works. I propose to expand the wording of the conditions including the schedule of works to provide greater clarity upon what is required for submission.

I conclude that the works would preserve the special interest, character, appearance and significance of the listed building and I note that the conservation officer does not object to the proposals.

The proposals are considered to comply with policies DM4 and SP18 of the local plan and the aims of the NPPF. Approval is recommended.

CONCLUSION

The proposed works would preserve the historic and architectural integrity of the Grade II listed building, its significance and its features of special interest. The proposal is therefore considered to comply with Development Plan Policy and Central Government guidance and I therefore recommend approval subject to the conditions set out below..

Case Officer : L Welsford

Delegated Authority Sign:

Date: 29/01/20

RECOMMENDATION – Application Permitted subject to the following 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) The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 500/DP/001, 500/DP/004/C, 500/DP/005/C and 500/DP/007/A received on 27/01/20;

Reason: To clarify which drawings have been approved and to preserve the character, appearance and special interest of the listed building.

(3) The works shall not commence until written details and samples of the materials to be used in the construction of the external surfaces of the works hereby permitted, including rainwater goods, flues and vents, and details of the finish of all of the materials to be used in the construction of the external surfaces of the works hereby permitted, have been submitted to and approved in writing by the Local Planning Authority and the works shall be completed using the approved materials with the approved finishes;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

(4) The works shall not commence until joinery details of the proposed windows, doors, internal joinery and internal partitions have been 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, cills and internal partitions. Work shall only be carried out in accordance with the approved details and retained as such at all times thereafter.

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

(5) The works shall not commence until a full schedule of works to be carried out, including a schedule of repairs and details of any internal or external insulation to be used, has been submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details;

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

INFORMATIVES

(1) Asbestos

Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.

With regards to insulation, the applicant is encouraged to have regard to the Historic England guidance documents upon insulation available upon their website including in terms

of any roof insulation and ensuring that any insulation is appropriate and breathable. The proposed rooflights should be metal and flush fitting.

N/A

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