

## REPORT SUMMARY

<b>REFERENCE NO - 14/0215</b>		
<b>APPLICATION PROPOSAL</b> An application for listed building consent for the erection of a two storey rear extension		
<b>ADDRESS</b> High Farm, West Street, Lenham, Maidstone, Kent, ME17 2EP		
<b>RECOMMENDATION :</b> APPROVED SUBJECT TO CONDITIONS		
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b>		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The recommendation for this application is being reported to Committee for decision because: <ul style="list-style-type: none"><li>• The Parish Council objects to the proposal, it would change the character of the Listed Building.</li></ul>		
<b>WARD</b> Harrietsham And Lenham Ward	<b>PARISH/TOWN COUNCIL</b> Lenham	<b>APPLICANT</b> Mr J Hubbard <b>AGENT</b> James Collett Chartered Surveyor
<b>DECISION DUE DATE</b> 06/04/14	<b>PUBLICITY EXPIRY DATE</b> 06/04/14	<b>OFFICER SITE VISIT DATE</b>
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>  01/0857 - An application for listed building consent for amendments to approved scheme (MA/97/0215) – Granted - 01-Aug-2001  01/0857/C01 - An application for listed building consent for amendments- Granted - 01-Nov-2001  01/0857/C02 - An application for listed building consent for amendments- Granted- 29-Nov-2001  01/0857/C04- An application for listed building consent for amendments- Granted - 01-Nov-2001  01/0857/C05- An application for listed building consent for amendments- Granted - 07-Jun-2002  01/0858- Amendments to approved scheme (MA/97/0226 for extensions and		

alterations to farmhouse), for insertion of first floor rooflights and relocation of windows- Granted- 13-Aug-2001

02/0753- Demolition of existing store/shed and erection of garage- Granted - 19-Jun-2002

02/0850- An application for listed building consent to demolish an existing outbuilding- Granted - 02-Jul-2002

04/1351 - Erection of side extension to existing garage/workshop to provide 2 No stables – Granted- 09-Sep-2004

## **MAIN REPORT**

### **1.0 DESCRIPTION OF SITE**

- 1.1 The property is grade two listed building located to the west side of West Street. The property is located close to the village of Lenham which is situated approximately 10 miles towards the east of Maidstone town centre. The site area of the property is 0.44 acres mainly level. Along the north eastern boundary there is large hedge row dividing the garden from the neighbouring property. Towards the south west boundaries there are various hedge rows separating the garden from the agricultural land.

### **2.0 PROPOSAL**

- 2.1 Listed building consent is sought for two storey rear extension. The proposed two storey rear extension would measure the following dimensions:
- Depth – 5m
- Width- 6.6m
- Height – 8.8m
- 2.2 The extension would be constructed from matching brickwork. Where tiles are removed this would be reused on the flank elevation to minimise visual impact. The proposed roof would be clay plain tiles to match the existing roof of the property. Windows would be doubled glazed timber casements with glazing bars similar to the existing fenestration.
- 2.3 The proposed extension on the ground floor would accommodate bathroom and part of the existing dining room. The first floor extension would provide two additional bedrooms to the property.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

- National Planning Policy Framework

3.1 The determination of this proposal is in accordance with the National Planning Policy Framework. It is important that any proposed development to a listed building gives special regard to the desirability of preserving its historic character.

### **4.0 LOCAL REPRESENTATIONS**

4.1 1 neighbour consulted- 2 objections received which is summarised as follows:

- The proposal would have negative impact on the visual appearance of the area, causing more traffic and pollution problems
- The noise and pollution would cause more traffic within the existing neighbourhood.
- The bulk and design of the proposed extension would be out of scale with the historic building.
- The proposed ridge line and east flank wall do not show the extensions as being subservient to the historic form.
- The appearance of the proposed extension would alter the pairs of buildings.
- Windows on the north east side flank wall would impact upon the privacy of the adjoining property.
- Would result in the loss of historic fabric of the building

### **5.0 CONSULTATIONS**

5.1 Lenham Parish Council – Wish to object to planning application as they feel the height of the proposed extension would have an impact on adjoining properties and would also change the character and appearance of the property considerably.

5.2 Conservation officer - Raises no objection to the proposal however would prefer to keep the new ground floor accommodation in the form of a separate room. Wholesale removal of the internal wall will result in a significant change to the internal character of the original property. The existing portions of the property would be lost. The issues raised by the conservation officer have now been resolved by the applicant and show the original wall of the property being retained in parts.

### **6.0 APPRAISAL**

6.1 *Impact upon the property and the character of the surrounding area*

The only consideration of the Listed Building consent application is the impact on the Listed Building.

- 6.2 The Conservation Officer finds the design and scale of the proposal to be acceptable, and raises few comments on the new ground floor accommodation stating that the wholesale removal of the existing wall would significantly change the internal character of the property. While the fabric and the material to be removed may be modern 19<sup>th</sup> Century joinery. The current internal door would appear to reflect the position of the original door.
- 6.3 The solution would be to move the proposed WC to the other side of the extension. The new drawings reflect these changes and conservation officer is satisfied with the amendments.
- 6.4 Given the size, design and siting of the proposed extension at the rear of the house, it is considered that it will appear to subordinate to the existing house. In addition the separation distance between adjoining properties will remain the same. To the east side lies occupier Honeywood Farm the distance between these properties is approximately 7m. Honeywood Farm currently has an existing two storey rear extension that was granted under reference 84/0536.
- 6.5 The proposed pitched roof on the first floor extension would be built behind the existing main roof of the property. The extension would not be seen from the main street scene and therefore would not affect or harm the character of the property towards the front elevation. In relation to the size and sitting objections have been raised that the extension would be bulky and out of scale with the historic building.
- 6.6 The existing building currently has total floor area of 214.2m<sup>2</sup>. In relation to the existing building the proposed extension would only be 66m<sup>2</sup> this development would be a modest sized development. The existing property also has large surroundings that are 0.44 acres of rural settlement therefore, it is not considered that the additional extension will result in a material overdevelopment of the site, or harm the character or layout of the wider area. The proposed extension would be well built using matching materials to reflect the historical buildings.

## **7.0 CONCLUSION**

I am therefore satisfied that this proposal would not cause significant harm to the property's architectural form and historical integrity, but preserve its character. I therefore consider this

proposal to comply with the National Planning Policy Framework and as such recommend approval subject to conditions.

**8.0 RECOMMENDATION** – GRANT Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: To comply with 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 development shall not commence until written details and samples of the plain clay roof tiles, clay hung tiles and bricks to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure the setting of the listed building and the character and appearance is preserved.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site and Block Plan - Drawing No - 12945/P1

Proposed Elevations - Drawing No - 12945/P5

Proposed Floor Plans Drawing No - 12945/P4

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers

4. The development shall commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) New external joinery in the form of large scale drawings.

The development shall be carried out in accordance with the approved details;

Reason: To ensure the setting of the listed building and the character and appearance of the area. is preserved.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF, Maidstone Borough Council (MBC) takes a positive and proactive approach to development proposals focused on solutions. MBC works with applicants/agents in a positive and proactive manner by:

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

Case Officer: Ravi Rehal

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



