

PLANNING COMMITTEE – 20 June 2019

PART 2

Report of the Head of Planning

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 19/501555/FULL & 19/501556/LBC		
APPLICATION PROPOSAL Refurbishment and improvement of existing granary to provide ancillary accommodation.		
ADDRESS Scotts Farm House Hansletts Lane Ospringe Faversham Kent ME13 0RW		
RECOMMENDATION – Approve SUBJECT TO referral of the listed building consent application to the National Planning Casework service.		
REASON FOR REFERRAL TO COMMITTEE SPAB Objection		
WARD East Downs	PARISH/TOWN COUNCIL Ospringe	APPLICANT Mr Tim Stiles AGENT Alan Foster Architects
DECISION DUE DATE 07/06/19	PUBLICITY EXPIRY DATE 17/05/19	

Planning History

SW/00/0972

Listed Building Consent for erection of a garage and demolition of a boundary wall
Approved 27.09.2000

SW/00/0971

Erection of Garage. (See also Listed Building Consent SW/00/0972)
Approved 27.09.2000

SW/94/0483

Listed building consent for renovation and alterations
Approved 09/06.2004

1. DESCRIPTION OF SITE

- 1.1 The granary is set in the southern corner of the rear garden at Scotts Farm House, which is a Grade II listed building set in a small remote cluster of buildings within the Kent Downs Area of Outstanding Natural Beauty.
- 1.2 The granary involved in this application is a single storey detached square shaped building set up off the ground, with a light-weight modern lean-to log store on one side. It is in poor condition and overgrown, and it has a roof clad in corrugated iron over a replacement low pitched softwood roof structure.

2. PROPOSAL

- 2.1 These applications seek planning permission and listed building consent for refurbishment and improvement of the existing granary to provide ancillary living accommodation; namely a bed sitting room and shower room. The works would involve replacement of existing weatherboarding with unstained oak weatherboarding,

replacement of the existing steep ramp with steps and handrail, replacement of the exterior door, the installation of four new narrow windows, an internal shower room, removal of the existing exterior log store, and the creation of a wholly new steeply pitched roof structure, which restores the likely former traditional pyramidal form of the roof of the granary.

- 2.2 The applications are supported by a significance statement that explains the proposal in terms of the history of the building.

3. PLANNING CONSTRAINTS

Kent Downs Area of Outstanding Natural Beauty (AONB)

Listed Buildings MBC and SBC Ref Number: 166/SW

Description: G II SCOTTS FARM HOUSE, HANSLETTS LANE, OSPRINGE, FAVERSHAM,

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)
- 4.2 Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies CP4, DM14, DM16, DM24 and DM32.
- 4.3 Supplementary Planning Guidance (SPG): ‘Listed Buildings’

5. LOCAL REPRESENTATIONS

- 5.1 The Faversham Society objects to the application on the grounds that the addition of modern steps to the exterior, the installation of an interior bathroom and fittings, and a new false ceiling would result in less than substantial harm. The harm is not justified in order to create an annex to an existing dwelling.
- 5.2 I imagine that the Society’s objection to the new false ceiling is a mistaken reference to the existing roof profile shown for information purposes on the proposed drawings. The drawing actually says that the new roof will be lined with plasterboard except where purlins and collars are exposed, meaning that the plasterboard will be attached to the underside of the rafters.

6. CONSULTATIONS

- 6.1 Ospringe Parish Council raises no objection to the applications, considering the proposed design to be a sympathetic use of a historic building.
- 6.2 Historic England make no comments on the applications.
- 6.3 The Society for the Protection of Ancient Buildings (SPAB) has objected to this application in the following terms:

“The Society support the repair work proposed and the replacement of the corrugated iron roof, as these improvements will assist in the preservation of the Granary for the future. However, we feel that the proposals suggest too many alterations that would fundamentally ruin the character of this unique structure. As mentioned in the ‘Significance statement’, the Granary is the ‘last un-modernised building within the hamlet’, and thus the applicants should desire to keep this so. The addition of several new windows and the shower room will significantly change the appearance, use and character of the structure, causing substantial harm to its significance. As

demonstrated in the other examples given of free stand grain stores, there are no additional windows, which more honestly reflect the structures agricultural history. We would suggest that as the structure is only to be used occasionally as guest accommodation, that the shower room be removed, as this addition will require substantial changes to the historic fabric of the building.”

As a statutory consultee on a listed building consent application involving any demolition, SPAB's objection means that the application must be referred to the National Planning Casework service for possible call-in by the Secretary of State if the Council were minded to approve it. I can arrange this once the Committee has considered the application and are so minded.

7. BACKGROUND PAPERS AND PLANS

7.1 All papers submitted with applications 19/501555/FULL & 19/501556/LBC

8. APPRAISAL

- 8.1 The main considerations in the determination of these applications are the effect the proposal could have on the designated countryside, the natural beauty of the AONB, the setting of the listed building and the visual appearance on the character and appearance of the property.
- 8.2 In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, policy DM32 of the Local Plan seeks to ensure that development proposals preserve the importance and setting of listed buildings. The application site lies within an Area of Outstanding Natural Beauty and here policy DM24 is also especially relevant.
- 8.3 Currently, due to its semi-derelict and altered form the granary fails to make a positive contribution to the character and appearance of the host listed building, Scotts Farm House. The proposed development would have no adverse effects on the setting of the nearby grade II listed buildings and the wider streetscene as the development is to the rear of the property and not visible from the highway.
- 8.4 The application is supported by a significance statement which has been fully considered by officers and no objection is made to the layout, scale, design and external appearance of the scheme in relation to the listed building. In my view, the proposal appears to be very well considered and represents a sensible relatively non intrusive re-use of the disused granary building. The degree of necessary repair and alteration to the building has appropriately been kept to a minimum and brings the building back into use. The proposed alteration to the roof would serve to help restore some of the lost character.
- 8.5 The footprint of the granary will not change, and I consider the proposed pitched roof will have no significant impact upon residential amenity as the distance between the granary and the nearest neighbouring building is approximately 5m. With regards to any overlooking impact from new the windows, I note that they are located in the northwest and southeast elevation and I am of the opinion due to the distance to the boundary and the neighbouring building there would be no overlooking issues.
- 8.6 Taking the above into account, I consider that refurbishment and improvement of the granary is acceptable.
- 8.7 I have carefully considered the concerns raised by SPAB and Faversham Society about the effect of the proposed alterations on the character of this unique structure. However, I consider that the proposals have been very well considered and represent a sensible relatively non intrusive re-use of the disused granary building.

9. CONCLUSION

9.1 The proposals will not give rise to any unacceptable impacts on residential or visual amenity. They will enhance rather than detract from the setting of the main listed building, and will ensure a future use for the building, I conclude that the refurbishment and improvements to the granary would be acceptable and I recommend planning permission and listed building consent be granted.

10. RECOMMENDATION - GRANT Subject to the following conditions

CONDITIONS

19/501555/FULL

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The extent of repairs to the timber frame to be limited to those shown on drawing 462/05A unless otherwise previously agreed in writing by the Local Planning Authority.

Reasons: For the avoidance of doubt and in the interests of proper planning

- (3) The annex accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Scotts Farm House.

Reason: As its use as a separate unit of accommodation would be contrary to the provisions of the development plan for the area.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

19/501556/LBC

- (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.

- (2) Details of cast iron rainwater goods to be used shall be submitted and agreed in writing by the Local Planning Authority before their installation.

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

- (3) The works to which this consent relates to must not be started before the following construction details have been submitted to and approved in writing by the Local Planning Authority.

- (a) 1:10 elevation of new entrance steps
- (b) 1:1 or 1:2 vertical section of handrail and treads
- (c) Details of any flues to be provided

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

- (4) Samples of facing and roofing materials (clay roof tiles and weatherboarding) to be used in alterations of the granary building shall be submitted to and approved in writing by the Local Planning Authority before their installation.

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

- (5) Before works commences, a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for each new window type to be used shall first be submitted and subsequently approved in writing by the Local Planning Authority.

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

- (6) Before works commences a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for each new external door type to be used shall first have been submitted and subsequently approved in writing by the Local Planning Authority.

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

INFORMATIVE (for both applications)

- (1) The sectional drawings to be provided shall include part of the surrounding masonry or joinery bordering the window or door opening and shall be set out clearly (annotated as necessary) to show the following details:

- Depth of reveal
- Window head and cill/sub-cill detailing
- Glazing section (thickness of glass and in case of double glazing, dimension of spacing between the panes of glass)
- Glazing bar profiles
- Door frame / window frame
- Weatherboard and threshold detail (for doors only)

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.

