

<b>2.3 REFERENCE NO - 22/500853/FULL</b>		
<b>APPLICATION PROPOSAL</b> Retrospective application for erection of a detached garden office room.		
<b>ADDRESS</b> Clocktower Barn Norton Lane Norton Kent ME9 9JU		
<b>RECOMMENDATION</b> Approve subject to any additional comments received by the end of the Publicity Expiry Date.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council Objection		
<b>WARD</b> Teynham And Lynsted	<b>PARISH/TOWN COUNCIL</b> Norton, Buckland And Stone	<b>APPLICANT</b> Emma and Philip Mead <b>AGENT</b> Studio BRiNER
<b>DECISION DUE DATE</b> 22/04/22		<b>PUBLICITY EXPIRY DATE</b> 31/03/22

**Planning History**

SW/01/0242

Listed Building Consent for two glazed doors and minor alterations to the external steps.  
Approved Decision Date: 09.05.2001

SW/00/1149

Listed Building Consent for installation of two glazed doors.  
Refused Decision Date: 19.01.2001

SW/90/1117 - Reinstatement of fire damaged barn converted to dwellinghouse.

Approved Decision Date: 17.10.1990

SW/88/0503 – Conversion of barn and stable wing to 2no. dwellings and 4no. garages and conversion of former farm office to dwelling with new wing and detached garage.

Approved Decision Date: 02.06.1988

SW/88/0823 – Conversion of Conversion of barn and stable wing to 2no. dwellings and 4no. garages and conversion of former farm office to dwelling with new wing and detached garage.

Approved Decision Date: 09.09.1986

**1. DESCRIPTION OF SITE**

1.1 Clocktower Barn is a Grade II listed former agricultural building that has been converted into two dwellinghouses. The site sits outside the Local Plan defined built-up area boundary of the village but is located within the Lewson Street conservation area on Norton Lane, a designated rural lane.

1.2 The building itself comprises of black weatherboarding, plain tile roof and a distinctive clock tower, giving the building its name. The property sits within a sizeable plot with off road parking accessed from Norton Road.

**2. PROPOSAL**

- 2.1 The application seeks retrospective planning permission for the erection of a small outbuilding which is used as a home office within the private garden of one half of the barn. Planning permission is required as Class E of The Town and Country (General Permitted Development) (England) Order 2015 (as amended) does not allow for the erection of outbuildings, pools or containers within the curtilage of listed buildings. I also note that planning permissions SW/88/0823, SW/88/0503 and SW/90/1117 also removed permitted development rights which is usual on barn conversions to ensure the agricultural character of the building is retained.
- 2.2 The outbuilding sits behind the existing garage which is a modern structure and was built at the time of conversion. The current application building is constructed of timber boarding, with timber windows and door all under a felt shingle roof. The building measures approximately 4.2m x 3.1m with an overall height of 2.6m and is painted white.
- 2.3 The application is supported by a Heritage Statement which includes the following passage:

*The applicant purchased the property in April 2019 and constructed the Garden Room in June 2019 without seeking planning consent.*

*The structure is located in the rear garden behind the separate garage that was built as part of the conversion, on land that was previously lawn area. It takes the form of a painted timber-boarded shed with glazing to the two sides that face the garden. The structure is not physically connected to either the house or the garage, and it sits away from the boundary fence. Being a domestic shed structure with a raised floor level there was no requirement for excavating the ground for foundations.*

*The construction of the garden room therefore did not impact on any of the fabric of either the listed barn, the later garage building, the perimeter fencing, or any below ground features.*

*Due to the low scale and location the structure is not visible from any public vantage point from outside of the property. From within the rear garden the structure does not impact on the setting of the listed barn as it is significantly set back and offset to one side.*

### **3. PLANNING CONSTRAINTS**

Conservation Area Lewson Street

Listed Buildings MBC and SBC Ref Number: 1272/SW Description: G II THE STABLES AND CLOCKTOWER BARN, NORTON LANE, NORTON

### **4. POLICY AND CONSIDERATIONS**

- 4.1 Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies:

CP4 (Design)

DM14 (General development criteria)

DM16 (Alterations and extensions)

DM26 (Rural lanes)  
DM32 (Development involving listed buildings)  
DM33 (Development affecting a conservation area)

- 4.2 Supplementary Planning Guidance (SPG): ‘The Conservation of Traditional Farm Buildings’, ‘Conservation Areas’ and ‘Listed Buildings – A Guide for Owners and Occupiers’. The first of these contains the following advice regarding outbuildings in relation to barn conversions:

*“Clothes drying areas should be carefully sited and screened as should garden sheds, greenhouses and car parking spaces.”*

- 4.3 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## **5. LOCAL REPRESENTATIONS**

- 5.1 No local representations were received at the time of writing this report. However, the press advert expires on 31<sup>st</sup> March 2022 and Members will be updated on any representations received at the Committee Meeting.

## **6. CONSULTATIONS**

- 6.1 Norton, Buckland and Stone Parish Council states:

*“Having studied the photographs submitted with the application the Council decided that the style, construction and finish of the ‘garden office room’ seemed wholly inappropriate within the curtilage of the listed building”.*

- 6.2 The County Archaeological Officer states that no archaeological measures are required.

## **7. BACKGROUND PAPERS AND PLANS**

- 7.1 All plans and documentation relating to application 22/500583/FULL.

## **8. APPRAISAL**

- 8.1 The key consideration for this application is the impact of the new building on the setting of the main listed building and the special character of the conservation area.

- 8.2 Whilst I agree that the design of this simple outbuilding isn’t ideal within the setting of a listed building, the building is small scale and constructed of timber making it a lightweight structure that is subservient to the host property and inevitably rather temporary in nature. It is also sited behind the larger garage building, screening it somewhat from the main barn, and I believe that painting it black would mean that the outbuilding would blend in with the modern garage and would make it even more subservient to the host property, and I have therefore recommended a condition below to this effect.

- 8.3 In terms of the effect on the conservation area, rural lane and countryside setting, the building is located to the rear of the existing garage and with a height of 2.6m which cannot be seen from any public vantage points. I therefore have no concerns with regards to the visual amenity of the proposal.
- 8.4 With regards to residential amenity the outbuilding is located some distance from the nearest neighbouring properties and is of a scale and design that would not cause any concerns to residential amenity.

## **9. CONCLUSION**

- 9.1 Overall, whilst I can appreciate the view of the Parish Council, I do not consider that the scale or nature of the building is so harmful that it would significantly detract from the listed building or conservation area setting. As such, the harm to the heritage assets is very limited and does not require significant public benefits to outweigh any such harm, especially as the building will enable continued use of the barn as a dwellinghouse without requiring its physical alteration.. The proposal therefore complies with policies DM14, DM16, DM32 and DM33 of the Local Plan.

- 10. RECOMMENDATION - GRANT** Subject to the following condition:

### **CONDITION**

- (1) Within three months of the date of this decision notice, the outbuilding hereby approved shall be painted black.

Reason: In the interest of the setting of the listed building.

## **The Council's approach to the application**

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 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.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

- 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.

