

2.4 REFERENCE NO - 22/502863/FULL & 22/502864/LBC		
APPLICATION PROPOSAL Alterations to entrance gates to enable easier and safer vehicular access to the parking area, including the addition of a pedestrian gate for day to day use. Reinstatement of wood burner and flue to main dwelling.		
ADDRESS The Stables Sweepstakes Farm Lower Hartlip Road Hartlip Sittingbourne Kent ME9 7TU		
RECOMMENDATION Grant both Planning Permission and Listed Building Consent, subject to conditions.		
REASON FOR REFERRAL TO COMMITTEE Parish Council objection.		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN Hartlip	COUNCIL APPLICANT Mr Gary Payne AGENT
DECISION DUE DATE 10/08/22	PUBLICITY EXPIRY DATE 28/07/22	

THIS REPORT RELATES TO TWO SEPARATE APPLICATIONS BUT THEY ARE DEALT WITH TOGETHER AS THE PROPOSAL IS SEEKING BOTH PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE SAME PROPOSAL AT THE SAME PROPERTY. EACH APPLICATION HAS BEEN DETERMINED ON ITS OWN MERITS.

Planning History

19/503520/FULL

Erection of link extension to join both buildings to form a single dwellinghouse, creation of new carport, replacement of single glazed windows with double glazing, erection of new post and rail fence and associated landscaping.
Approved Decision Date: 12.09.2019

19/503521/LBC

Listed Building Consent for the erection of link extension to join both buildings to form a single dwellinghouse, creation of new carport, replacement of single glazed windows with double glazing, erection of new post and rail fence and associated landscaping.
Approved Decision Date: 12.09.2019

18/505746/FULL

Minor Material Amendment to Condition 2 of appeal decision for application 17/501327/FULL (Conversion of detached building into a three bedroom dwelling with provision of a single storey attached garage and change of use of associated land for residential garden) to allow the garage to be extended from 3m in width to 5m, and to change the approved lean-to roof to a gable end roof.
Approved Decision Date: 07.01.2019

17/501327/FULL

Conversion of detached building into a three bedroom dwelling with provision of a single storey attached garage and change of use of associated land for residential garden
Refused Decision Date: 30.06.2017

17/504544/LDCEX

Lawful Development Certificate (Existing) for alterations to a barn and regularisation of use class.

No Further Action Required Decision Date: 26.06.2018

SW/13/1562

Listed Building Consent for erection of single storey games/gym outbuilding, ancillary to the main house

Granted LBC Decision Date: 17.04.2014

SW/13/1561

Erection of single storey games/gym outbuilding, ancillary to the main house.

Grant of Conditional PP Decision Date: 17.04.2014

SW/02/0216

Listed Building Consent for conversion from stable to dwelling and alterations to outbuilding.

Granted LBC Decision Date:

SW/02/0215

Conversion from stable to dwelling and alterations to outbuilding. AND SW/02/0216 LISTED BUILDING CONSENT FOR THE ABOVE

Grant of Conditional PP Decision Date:

SW/99/0264

New road access point next to house, including new driveway to link with existing parking areas.

Grant of Conditional PP Decision Date:

SW/98/0833

Listed Building Consent for two storey extension.

Granted LBC Decision Date:

SW/98/0832

Two Storey Extension.

Grant of Conditional PP Decision Date:

1. DESCRIPTION OF SITE

- 1.1 The Stables is a single storey dwelling which lies within the grounds of Sweepstakes Farmhouse and is located outside the built up area boundary of Hartlip and within the countryside.
- 1.2 The site lies to the west of Lower Hartlip Road, sharing an access with Hartlip Barn to the south of the site. The application site lies within the Hartlip Conservation Area and within the grounds of the principal grade II listed building – Sweepstakes Farmhouse. The converted stable building and the wall against the highway forms a curtilage listed building.
- 1.3 Planning permission and listed building consent was granted for the change of use of the stable building to a dwellinghouse under applications SW/02/0215 and SW/02/0216. The detached single storey annexe at the site, which runs parallel to Lower Hartlip Road and at right angles to the dwelling, was erected under applications

SW/13/1561 & SW/13/1562. There are various outbuildings to the south of the site, which are used as a summer house and garages. The works approved under applications 19/503521/LBC and 19/503520/FULL, to join the annex and main building via a link extension to form one distinct and continuous dwelling and creation of a carport are still ongoing.

2. PROPOSAL

- 2.1 This application seeks listed building consent and planning permission to adjust the angle of the existing entrance gates to enable easier and safer vehicular access to the parking area and also to add a pedestrian gate for day to day use.
- 2.2 The proposal would reuse the existing electric gate and match the pedestrian gate in the same style: a box steel frame for maximum strength and minimal warpage, infilled with hardwood timber boards. The gates would be hung on six-inch box steel posts, coloured black.
- 2.3 The applicant notes that as a result of the works approved under 19/503521/LBC and 19/503520/FULL the current position of the gates causes difficulty with vehicular access.
- 2.4 Also sought is planning permission and listed building consent to reinstate a wood burner and flue. The flue would be coloured matt black.

3. PLANNING CONSTRAINTS

- 3.1 Conservation Area Hartlip

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 4.2 Development Plan: Policies CP4, DM7, DM14, DM16, DM32 and DM33 of Bearing Fruits 2031: The Swale Borough Local Plan 2017.
- 4.3 Supplementary Planning Guidance: 'Conservation Areas' and 'Listed Buildings'.

5. LOCAL REPRESENTATIONS

- 5.1 Hartlip Parish Council object to the application stating the following:

HPC has concerns about one aspect of this application and that relates to the existing gate and proposed pedestrian gate in terms of design given the importance of the Conservation Area in which this site sits and the expectation to 'preserve and enhance', not detract from.

It is noted that the pre-application advice was to the effect that the planning officer and Conservation Officer suggested that a five bar gate design should be adopted presumably given the location in Hartlip Conservation Area.

HPC considers very strongly that a five bar gate design would, without question, be more in keeping given that the property is not only in the countryside but also in the Conservation Area which is highly valued by HPC and Parish residents.

HPC notes that the applicant raises the matter of children. HPC was not aware that having young children was a material consideration in planning matters. If the application were to be granted on the basis of this 'non-material consideration' point, SBC will have set an unfortunate precedent.

5.2 No other local representations have been received.

6. CONSULTATIONS

6.1 The Council's Conservation and Design Manager has no objection to the applications.

7. BACKGROUND PAPERS AND PLANS

7.1 Application paper and plans for 22/502863/FULL & 22/502864/LBC.

8. APPRAISAL

Principle of Development

8.1 The application site is in use as a residential dwelling which has been developed through various applications, detailed above. The works as now proposed are comparably minor works within the curtilage of the dwelling. Development was granted under applications 19/503521/LBC and 19/503520/FULL for various works to the application site including the creation of a carport and landscaping. Once landscaping and post-rail fencing of the garden is complete in line with the prior approved plans, the current position of the gates will make it difficult to turn a vehicle into and out of the parking area. This application seeks to amend the gates positioning, reusing the existing gate. Whilst the site lies within the countryside, I consider the principle of such minor works and repositioning to be acceptable, subject to the detailed considerations below.

The impact on the character of the conservation area and listed buildings

8.2 The Stables, together with the group of the former farmstead buildings, are within the Hartlip conservation area. The dwelling is located within the group of traditional farm buildings at Sweepstakes Farmhouse with the Farmhouse at the northeastern end. The significance of The Stables is its connection with the Grade II Sweepstakes Farmhouse and its incorporation within the traditional farmstead complex associated to the farmhouse.

8.3 The Hartlip conservation area appraisal recognises Sweepstakes Farm as a historic farmstead, detached from the village but with a clear physical relationship with the village framework and adjoining areas of attractive parkland.

8.4 The reinstatement of the wood burner and flue would largely be internal works with the only external feature being the flue which would protrude from the northeast elevation which runs alongside the Lower Hartlip Road. The flue represents a very modest intervention to the listed building and the Conservation and Design Manager raises no

objection to this, provided the flue has a matt black finish. This has been included in the conditions below.

- 8.5 The gate and walls subject to this proposal are located within the existing former farmstead, and surrounded by buildings. They are not easily visible from the road or other public locations. The proposal seeks to reuse the existing electric gate which has been on the site for several years and to reposition the wall in a straight line between two existing buildings. The gate would be re-sited and hung on six inch box steel posts, coloured black. The support posts would be hidden behind a yellow stock brick wall which would match the existing brickwork on the main dwelling. An additional pedestrian gate would be added which would be in the same style as the existing gate with a box steel frame, infilled with hardwood timber boards. The new positioning of the gates mean that they remain screened from the Lower Hartlip Road due to the angle and the set back and the brick pillars would help the gates to assimilate with the existing buildings on the site. The height of the wall and gates remains fundamentally the same as the existing wall and gates.
- 8.6 During informal discussions prior to the application being submitted the applicant was advised that a 5 bar gate would be preferred as a more traditional form of rural entrance. I note that this appears to be the principal concern raised by the parish council. However given that the structure would be essentially of the same scale and form of enclosure as existing, with minor modifications to the siting and appearance, I do not consider that the development could be held to be harmful or detrimental to the conservation area or setting of the listed building. I also note there are other similar gates in the immediate area. The Conservation and Design Manager raises no objection to the development and I consider it would preserve the special character of the listed building and conservation area.

Residential Amenity

- 8.7 The new position of the gates would be sufficiently removed from neighbouring dwellings and would have no significant impact to amenity.

Highways

- 8.8 The parking layout approved under applications 19/503521/LBC and 19/503520/FULL will not be altered as a result of the application. The gates are set back 1m from the boundary line and do not open towards the highway it is therefore considered there are no highways implications as a result of the proposal.

9. CONCLUSION

- 9.1 The development would not harm the special character of the listed building or conservation area, nor the rural character of the area. On the basis of the above, I recommend that Listed Building Consent and Planning Permission is granted..

10. RECOMMENDATION

GRANT Subject to the following conditions:

CONDITIONS to include

22/502863/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 external element of the wood burner flue shall be finished in a matt-black finish and retained as such thereafter.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (3) The replacement brickwork shall be carried out using brickwork detailing to exactly match the detailing of the retained section of brickwork supporting the entrance gates (including coping detail, bonding pattern and mortar profile, gauge and colour finish)

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

- (4) The new pedestrian access gate to be provided shall exactly match the vehicular access gate in terms of its vertical dimensions, relative mounting position between brick piers, construction detailing and timber and metal finishes, and shall be retained as such thereafter.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

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.

22/502864/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) The works to which this consent relates must be carried out strictly in accordance with the approved drawings and details as set out in the Design & Access and Heritage Statement.

Reason: In the interest of preserving or enhancing the character and appearance of the surrounding area.

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.

