

<b>2.3 REFERENCE NO - 22/500602/LBC</b>		
<b>APPLICATION PROPOSAL</b> Conversion and sub- division of Radfield House into 2 no. separate residential units. The works will include internal and external alterations.		
<b>ADDRESS</b> Radfield House And Farm, London Road, Tonge, Sittingbourne, Kent, ME9 9PS		
<b>RECOMMENDATION</b> – Grant		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> The proposed alterations would see a minimal loss of historic fabric and would preserve the special interest of the Listed Building.		
<b>REASON FOR REFERRAL TO COMMITTEE</b> Parish Council Objection.		
<b>WARD</b> Teynham and Lynsted	<b>PARISH/TOWN COUNCIL</b> Tonge	<b>APPLICANT</b> GH Dean & Co Ltd <b>AGENT</b> Hume Planning Consultancy
<b>DECISION DUE DATE</b> 22/12/2022	<b>PUBLICITY EXPIRY DATE</b> 21/11/2022	<b>CASE OFFICER</b> Emma Gore

**Planning History**

N/A

**1.0 PROPOSAL**

- 1.1 The Listed Building consent seeks to convert the existing Radfield House into a semi-detached property to allow for the provision of two residential units.
- 1.2 The dwelling would be sub-divided internally. The division would retain a single front entrance, with the second property having a side entrance on the western side. This will be achieved through the replacement of the existing window with a door, which would see the loss of a small portion of masonry.
- 1.3 Other works include a new window to the ground floor rear elevation, and the introduction of windows and doors to the single storey ancillary element of the building to the eastern elevation. At first floor a new window would be introduced to the rear elevation and a further window to the eastern side elevation. Other internal works would be undertaken to repair elements of the building which have fallen into a state of disrepair.
- 1.4 Some internal alterations would also be undertaken to accommodate the sub-division. Due to the existing layout of the property minimal alteration would be required with a doorway and hallway filled in to allow the subdivision. The works are listed in the Schedule of works.

## 2.0 PLANNING CONSTRAINTS

- 2.1 As this is an application for Listed Building Consent, we can only assess the impacts of the proposal upon the Grade II Listed Building itself.

## 3.0 POLICY AND CONSIDERATIONS

Bearing Fruits 2031: The Swale Borough Local Plan 2017:

**CP 8** – (Conserving and enhancing the historic environment),

**DM 32** – (Development involving listed buildings).

The National Planning Policy Framework (NPPF)

**Chapter 16** of the National Planning Policy Framework

Supplementary Planning Guidance (SPG):

- Listed buildings; a guide for owners and occupiers (2011)

## LOCAL REPRESENTATIONS

- 4.1 Letters were sent to neighbouring occupiers, as site notice was posted in the vicinity of the site and an advert was placed in a local paper. In response to this an objection was received and can be summarised as follows:

- The proposed development would compromise the setting and integrity of the listed building,
- Subdivision would result in loss of character of the listed building,
- Radfield House should be converted into a pub/restaurant/hotel,
- Increased traffic on Dully Road,
- Highway's safety issues due to location and number of vehicles that would be associated with the development,
- No cycle paths exist in the local area.

### 4.2 Tonge Parish Council.

- 4.3 Radfield House is a historically important Grade II listed house in Tonge Parish. It has fallen into considerable disrepair in recent times and so we would support any effort to restore this building as long as it is done sensitively and conforms to all rules pertaining to the development of listed buildings including the railings at the front, which are part of the listing.

- 4.4 We object to the conversion and redevelopment of the existing farm structures into 9 residential units.

- 4.5 Nine further houses would almost certainly create a minimum of eighteen extra cars accessing the A2. Accessing the A2 at Radfield House is obviously unacceptable as it is extremely dangerous because it is on a hill and a bend.

- 4.6 The application says that residents would use the existing track to drive to Dully Road and access the A2 from there. It says that the refuse vehicle would be able to circulate around the proposed development and retractable bollards would be installed so that residents could only access their houses from Dully Road. There is no mention of who would control these bollards.
- 4.7 Our main concern is that even if the residents used Dully Road to access the A2 it would still be dangerous. Although the site lines from this junction have been improved in recent years it would mean a minimum of an extra 18 cars joining the busy, fast moving A2. At this point the A2 has the national speed limit of 60 MPH. This junction is regularly used by large, heavy agricultural vehicles, so more cars would make it more dangerous.
- 4.8 Any further cars using the A2 will also exacerbate the traffic problems through Teynham and Bapchild. National Highways in their response to the Regulation 18 Local Plan consultation also highlight the existing problems with congestion and pollution along the A2 corridor. There are already a further 120 houses currently under construction in Teynham and 300 houses given planning permission for the centre of Teynham, plus 600 houses currently being built at Stones Farm, Bapchild. Consequently, any further traffic feeding on to the A2 would only make the problems worse.
- 4.9 The 'Bearing Fruits 2031: The Swale Borough Local Plan 2017' does not include this area for housing development. We are also extremely concerned that if this area is given permission for development, then it leaves the land along the A2 from Radfield House to Dully Road a candidate for 'infill' development in the future. This part of Swale is currently undergoing considerable housing development without proper provision for the necessary infrastructure such as transport and services.
- 4.10 For these reasons, we object to this planning application.

## **5.0 CONSULTATIONS**

5.1 A summary of Conservation Officer's comments is as follows:

- The building is capable of sensitive sub-division into two units,
- The very low end of less than substantial harm would apply in relation and would be outweighed by the public benefit of the scheme in securing the long term conservation of the 'at risk' listed building,
- The division would be acceptable and would not materially detract from the interpretation of the building and its historic fabric,
- Reinstatement of the outhouse is of benefit of the scheme,
- Suggested conditions provided relating to schedule of works, removal of permitted development rights, details of openings and materials.

## **6.0 BACKGROUND PAPERS AND PLANS**

- Heritage Statement,
- Design and Access Statement,

- Planning Statement,
- Schedule of Works,
- Developments Approach to Climate Change,
- Site Location Plan – 21-257 01 Rev B,
- Topographical Survey of the Land 1,
- As Existing Ground Floor Plan of Barn 1 – 2,
- As Existing First Floor Plan of Barn 1 – 3,
- As Existing Elevations of Barn 1 – 4,
- As Existing Elevations – 5,
- Existing Site Block Plan – 21\_257-02 Rev A,
- Radfield House – existing Plans and Elevations – 21\_257-30,
- Radfield House – Proposed Plans and Elevations – 21\_257-31,
- Proposed Landscape Strategy Plan – 21\_257-04 Rev A,
- Proposed Site Block Plan – 21\_257-03 Rev D,
- Roof Plans – 21\_257-05 Rev B (Amended),
- Proposed Floor Plans – Ground Floor – 21\_257-10 Rev B,
- Proposed Floor Plans – First Floor – 21\_257-11 Rev D (Amended),
- Proposed Floor Plans – Second Floor – 21\_257-12 Rev D (Amended),
- Proposed Elevations – Sheet 1 – 21\_257-20 Rev C (Amended),
- Proposed Elevations – Sheet 2 – 21\_257-21 Rev B (Amended),
- Proposed Elevations – Sheet 3 – 21\_257-22 Rev B (Amended),
- Proposed Elevations – Sheet 4 – 21\_257-23 Rev B (Amended),

## **7.0 APPRAISAL**

The main consideration of this application is the impact of the proposal upon the fabric of the Listed Building.

- 7.1 Radfield House is, a Grade II listed building, which has been subject to various alterations over the years. The earliest part of the building is considered to be the timber framed element known as a 'Wealdon Hall'. likely to date back to the 15<sup>th</sup>
- 7.2 Radfield House retains its walled garden and historic railings to the front of the building. These elements add to the strong character and contribute to the overall heritage

significance. The Council's Heritage Strategy lists the structures as a strong example of a curtilage listed structure.

- 7.3 The Conservation Officer has reviewed the proposal and considers that Radfield House can be sensitively subdivided into two units. The conversion could be undertaken with no real impacts on the special interest of the building and loss of historic fabric.
- 7.4 The eastern unit would utilise the existing front entrance. To the west of the unit the exposed side elevation would convert a window to a door for access into the property. The conversion would see the loss of a minimal amount of historic fabric which would not be considered to result in harm to the significance of the building. In retaining a single access on the front of the building the main façade would retain the appearance of a single unit.
- 7.5 As above, the property is a Wealden Hall house which has a specific vernacular timber framed house specific to Kent and Sussex. The internal sub-division would take place on the hall side of the 'screen passage' utilising a timber stud wall. The use of a timber wall would not materially detract from the interpretation of the building or impact the historic fabric.
- 7.6 Alongside the internal sub-division some limited new partition walls would be installed and some modern partitions removed. The overall result of this would largely leave the original plan form intact. The removal and addition of partitions would therefore not be considered to impact the significance of the building.
- 7.7 A later single storey extension to the east of the property has fallen into a state of disrepair. The extension was a conservatory style building. The proposal would see the reinstatement of this element of the building with a more solid form of enclosure and a solid roof. The reinstatement is considered to be a more appropriate extension to the building than the former conservatory style and the overall form would be retained, maintaining the ancillary visual appearance of this element of the proposal.
- 7.8 The outbuilding to the rear of Radfield House would be retained. The building is in a state of disrepair and would be utilised for parking in association with the conversion of Radfield into two residential units. The retention of the building is in line with Conservation advice. Further, details of the conversion would be required via condition.
- 7.9 A schedule of works has been provided with the application. A condition would be required to ensure all works to the listed building are agreed prior to the commencement of development. The schedule of works would need to be expanded upon to include proposed insulation, division of electrical supply, details of heating, how piping and wiring runs will be achieved to cause minimal damage to the historic fabric.
- 7.10 The proposed sub-division would be considered to retain the significance of Radfield House. The proposal would see the loss of a minimal degree of historic fabric and retain a wider degree of the original plan form of the building. Taking this into account the proposal is considered to accord with policies CP 8 and DM 32 of the Local Plan 2017 and the NPPF.

## 8.0 CONDITIONS

- 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 development shall be carried out in strict accordance with the details as specified on the approved plans numbered: Site Location Plan 21\_257-01 Rev B, Existing Site Block Plan 21\_257-02 Rev A, Radfield House – Proposed Plans and Elevations 21\_257-31, Roof Plans 21\_257-05 Rev B (Amended), Proposed Site Block Plan 21\_257-03 Rev D (Amended), Schedule of Repairs Refurbishment and Proposed Alterations to Form Semi-Detached Dwellings August 2020 (Oliver Chapman).

Reason: In the interests of protecting and preserving the Heritage Asset.

- 3) Prior to the commencement of the development hereby approved, a schedule of works including elevation drawings to the outbuilding located to the south of the Listed Building labelled 'derelict building' on plan 21\_257 – 02 Rev A, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accord with the approved plans.

Reason: In the interests of protecting and preserving the Heritage Asset.

- 4) Prior to the commencement of any works on the listed building or any of the retained curtilage listed structures, the following shall be submitted to and approved in writing by the Local Planning Authority:

- (i) a fully detailed schedule of works shall be submitted to and approved in writing by the Local Planning Authority. The Schedule of Works shall be based on the information set out in the submitted, but non-complete document in this respect from Oliver Chapman, dated August 2020. (see informative A, below).

Prior to occupation of either of the dwellings contained within the listed building and prior to occupation of more than 4 units in the newbuild element of the approved scheme:

- (ii) All of the items included in the approved schedule shall have been carried out and completed in full and subsequently inspected by the Local Planning Authority and confirmed by the Local Planning Authority in writing as having been completed in full satisfactorily.

Reason: In the interest of preserving the significance of the heritage asset.

- 5) Prior to the commencement of any development, 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for each new / and / replacement window type to be used on the Listed Building shall first have been submitted and subsequently approved in writing by the Local Planning Authority (please see Informative B, below). The development shall be carried out in accord with the approved details.

Reason: To preserve the special interest of the Listed Building.

- 6) Prior to the commencement of the listed building or development hereby approved details shall be submitted to and approved in writing by the local planning authority of a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for each new / and / replacement door type (internal and external) to be used (please see Informative B, below). The development shall be carried out in accord with the approved details.

Reason: In the interest of preserving the significance of the heritage asset.

- 7) Prior to the commencement of any works on the listed building details of the colour finish(es) to be used for the paint / stain / varnish / wax finish to the new / and / replacement external and internal joinery shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accord with the approved details.

Reason: In the interest of preserving the significance of the heritage asset.

- 8) Prior to the introduction of any flues, vents, grilles, energy meter boxes or external wiring/cabling or piping to be inserted into or mounted to the external faces of the listed building or any of the retained curtilage listed structures shall first have been agreed in writing by the Local Planning Authority prior to installation, and thereafter installed strictly in accordance with the approved details.

Reason: In the interest of preserving the significance of the heritage asset.

- 9) Notwithstanding the provisions of Class, F, Part 1, Schedule 2, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order, no hard standing shall be laid within the residential curtilage of the dwellings as outlined by plan 21\_257-31.

Reason: In the interest of preserving the heritage assets special interest.

- 10) Prior to first occupation of the Listed Building as outlined on approved plan 21\_257 - 31, a plan of the extent of the proposed residential curtilage for the Listed Building which is to be used two independent dwellings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of preserving the significance of the heritage asset.

- 11) Unless otherwise previously and specifically agreed in writing with the Local Planning Authority, all making good works, following the completion of the approved works shall be carried out using matching materials, finishes and detailing, including colour finish(es).

Reason: In the interest of preserving the significance of the heritage asset.

## INFORMATIVE

**Informative A:** The details to be included in the schedule of works shall include a detailed specification for the method of and extent of repairs to the curtilage listed walls and railings, the means providing heating within the two dwellings to be contained within the listed building, and the detailing of any wall, roof or floor insulation systems to be provided/installed. The document should be supported by technical drawings and/or annotated photographs where appropriate for clarity.

**Informative B:**

The sections 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, as applicable:

- 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 profile(s)
- Door frame / window frame
- Weatherboard and threshold detail (for doors only)



