

REPORT SUMMARY

REFERENCE NO - 15/510316/LBC			
APPLICATION PROPOSAL Listed Building Consent - Internal alterations to facilitate the creation of a new village hall			
ADDRESS Iwade Barn 20 All Saints Close Iwade Kent ME9 8FP			
RECOMMENDATION Grant Consent			
SUMMARY OF REASONS FOR RECOMMENDATION The proposals would preserve the special architectural and historic interest of the listed building.			
REASON FOR REFERRAL TO COMMITTEE The applicant is a Ward Councillor			
WARD Bobbing, Iwade & Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Iwade Parish Council AGENT David Paine Architects	
DECISION DUE DATE 08/02/16	PUBLICITY EXPIRY DATE 03/02/16		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/06/1355	Development of 27 dwellings & ancillary buildings, a new car park adjacent to All Saints Church, refurbishment of listed barn for community use, provision of open space, creation of wetlands habitat & transfer/provision of burial ground. Amended details of design.	Approved	24.03.2009

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 Iwade Barn is a Grade II listed 18th Century timber framed building situated on a corner plot adjacent to The Street and All Saints Close.
- 1.02 The Barn measures 12.2m x 4.4m, 2.8m to the eaves and 4.8m in overall height. The roof is pitched with hipped ends.
- 1.03 The boundary treatment comprises a timber post and rail fence approximately 1m in height. The wider site also includes the car park, however, this has not been included in the red line on the site location plan.
- 1.04 All Saints Church lies 33m to the south east of the Barn with dwellings to the south, west and north.

2.0 PROPOSAL

- 2.01 This application seeks listed building consent for alterations to the Barn to allow for its use as a village hall.

The proposed alterations can be summarised as follows:

- Installation of a w.c. and kitchen / kitchen servery;
- Internal partitions to divide the building;
- New French doors on side elevation inset of the existing shutters;
- Covering and lining of ceiling joists;
- A new footpath to be provided.

- 2.02 It is noted that under SW/06/1355 an application for the wider site which included the use of the barn for community use was approved. As such, this application is solely considering the alterations to the listed building as set out above.

3.0 PLANNING CONSTRAINTS

- 3.01 Iwade Barn - Grade II listed

4.0 POLICY AND OTHER CONSIDERATIONS

- 4.01 The National Planning Policy Framework (NPPF) at paragraph 132 states that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."*

Development Plan: E1, E14, E19 and E24 of the Swale Borough Local Plan 2008

Supplementary Planning Documents: Listed Buildings

5.0 LOCAL REPRESENTATIONS

- 5.01 A newspaper advertisement was published and a site notice displayed close to the site, no responses have been received.

6.0 CONSULTATIONS

- 6.01 Iwade Parish Council made no comment.

7.0 BACKGROUND PAPERS AND PLANS

- 7.01 Application papers and correspondence relating to planning reference 15/510316/LBC.

8.0 APPRAISAL

- 8.01 The main consideration in the determination of this application concerns the statutory duty placed upon the Council to preserve the special architectural or historic interest of the listed building.

- 8.02 In my view the proposals will enhance the function of the building and allow for the preservation of the interior which in the past had not been kept to a good standard.

Furthermore, the alterations that are proposed here will provide the opportunity for future use of the building which is often the best way to ensure preservation of heritage assets.

- 8.03 It is noted that the majority of the works proposed are internal with the main changes when viewing the Barn externally being the installation of French doors. As such, conditions relating to the submission of samples of materials and details of joinery are recommended to ensure the listed building is preserved.

9.0 CONCLUSION

- 9.01 In light of the above, I take the view that the proposals would preserve the special architectural and historic interest of the listed building. I recommend that listed building consent be granted.

10.0 RECOMMENDATION – GRANT Subject to the following 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.

Reasons: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in accordance with the following approved drawings: 002, Rev A and 004, Rev B unless otherwise agreed in writing by the Local Planning Authority.

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

- (3) Prior to the commencement of development, details in the form of samples of external finishing materials to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reasons: In the interest of visual amenity.

- (4) Detailed drawings at a suggested scale of 1:5 of all new external joinery work and fittings together with sections through glazing bars, frames and mouldings shall be submitted to and approved by the Local Planning Authority before any development takes place. The development shall be carried out in accordance with the approved details.

Reasons: 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.