

East Peckham	566433 151704	(A) 09.03.2006	(A) TM/04/00481/FL
East Peckham And Golden Green		(B) 09.03.2006	(B) TM/04/00485/LB

Proposal: (A) Retrospective application for extensions and alterations to existing garage blocks; erection of 2 no timber storage sheds; replacement thatched pool house and new sunshade; replacement oil storage tanks; new tennis court with enclosure and storage shed; new 1.8m fencing. Change of use of agricultural land to parkland garden including feature lakes, bridges, perimeter bunding and boathouse and pumphouse
(B) Retrospective application for Listed Building Consent for internal alterations to dwelling, creation of arches to garden wall, connecting bridges and alterations to garage block including existing garden wall

Location: The Dower House Roydon Hall Road East Peckham
Tonbridge Kent TN12 5NH

Applicant: Mr K Stanford

1. Description:

- 1.1 Members will recall that consideration of these applications was deferred from a previous meeting in order that a Members' site inspection could be carried out. An inspection was duly carried out on the 3rd March 2006. Accordingly, these cases are again placed before Committee for determination.
- 1.2 It was however noticed during the site inspection that there were further items of development at the site that require the benefit of planning permission and/or listed building consent. Consequently, the applications have been updated to take into account these other matters. Additionally, it was noted that the height and nature of various poles that have been installed to accommodate CCTV apparatus are such that they in fact represent permitted development. Consequently, those items are not now items that Members can consider/determine.
- 1.3 The additional developments now included within these applications are:
 - A second archway has been created within the Listed garden wall – this requires Listed Building Consent and should be considered as part of application (B).
 - The provision of a thatched pool house and a thatched sun shelter.
- 1.4 (The descriptions of applications TM/04/00481/FL & TM/04/00485/LB have been amended as set out in the heading to this report to take into account the aforementioned changes to the matters covered by the applications).

2. The Site:

- 2.1 The Dower House is an impressive country house that is a Grade II* Listed Building standing within the Roydon Hall CA and within a Historic Park and Garden. It lies within open countryside designated as MGB and SLA.

3. Planning History (selected):

- 3.1 TM/06/00921/FL Undetermined
Alterations and extension to form orangery.
- 3.2 TM/06/00920/LB Undetermined
Listed Building Application: Alterations and extension to form orangery.
- 3.3 TM/05/03015/FL Withdrawn
Construct underground pool linked to basement, landscaping and ancillary works.
- 3.4 TM/05/03117/LB Withdrawn
Listed Building Application: Construct underground pool linked to basement.
- 3.5 TM04/00943/FL Refused 10.05.2004
Swimming pool house extension.
- 3.6 TM/04/00950/LB Refused 10.05.2004
Listed Building Application: Swimming pool.

4. Consultees:

(A) TM/04/00481/FL:

- 4.1 The PC has reiterated the points previously raised. These concerns were set out in my original report to Committee on these two cases.

(B) TM/04/00485/LB:

- 4.2 The PC has reiterated the points previously raised. These concerns were set out in my original report to Committee on these two cases.

5. Determining Issues:

(A) TM/04/00481/FL:

- 5.1 As indicated in my earlier report on these matters, I consider that the new area of 'parkland' that has been created is an appropriate form of development in principle and that the hard landscaping and buildings that have been constructed can be supported in this MGB location in the particular circumstances of this case.

Similarly, I find that the new curtilage buildings, tennis courts and alterations to the garage block are acceptable given the nature and scale of the host property. My recommendation is again one of approval subject to conditions therefore.

(B) TM/04/00485/LB:

- 5.2 The sole issues to be determined with this application are whether or not the alterations to the Grade II* Listed Building that have taken place are acceptable in terms of their impacts upon the fabric, integrity and character of the historic property. As I stated in my earlier report to Committee on this application, my view is that the alterations that have taken place are entirely acceptable and adequately preserve and enhance the character and the fabric of this fine Listed Building. (Indeed, in many respects the alterations have improved the integrity and appearance of the house).
- 5.3 I would add that these views can equally be applied to the second archway to the historic garden wall that has recently been included in this application. The archway that has been constructed has been constructed carefully and through the use of appropriate design and materials.

6. Recommendation:

(A) TM/04/00481/FL:

- 6.1 **Grant Planning Permission** as detailed in letters dated 05.08.2005; 10.03.2004 and 02.02.2004; and drawing nos. 7902/1 Rev A; 7902/5 Rev A; 7902/6 Rev A; 15003-01 Rev D; 15003-02 Rev B; 15003-03 Rev B; 15003-05 Rev B; 15003-07 Rev B; 15003-08 Rev B; 15003-09 Rev A; 15003-10 Rev A; 15003-11 Rev B; 15003-12 Rev A; 15003-13 Rev A; 15003-23 Rev A, 15003-24 Rev A, 15003-26 Rev A, 15003-27 Rev A subject to the following conditions:

- 1 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 2 The existing trees and shrubs shown on the approved plan, other than any specifically shown to be removed, shall not be lopped, topped, felled, uprooted or wilfully destroyed without the prior written consent of the Local Planning Authority, and any planting removed with or without such consent shall be replaced within 12 months with suitable stock, adequately staked and tied and shall thereafter be maintained for a period of ten years.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect the appearance and character of the site and locality.

- 3 The workshop shall be used only for purposes incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried out therefrom.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

- 4 Within one month of the date of this permission, a scheme of landscaping shall be submitted for the area of 'Parkland' for approval. The approved scheme shall then be implemented within the first available planting season and all planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

(B) TM/04/00485/LB:

- 6.2 **Grant Listed Building Consent**, as detailed in letters dated 05.08.2005; 10.03.2004 and 02.02.2004; and drawing nos. 7902/1 Rev A; 7902/5 Rev A; 7902/6 Rev A; 15003-01 Rev D; 15003-02 Rev B; 15003-03 Rev B; 15003-05 Rev B; 15003-07 Rev B; 15003-08 Rev B; 15003-09 Rev A; 15003-10 Rev A; 15003-11 Rev B; 15003-12 Rev A; 15003-13 Rev A; 15003-23 Rev A and 15003-24 Rev A, subject to reference of the application to the Secretary of State, on account of it relating to a Grade II* listed building.

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