

3. Planning History:

TM/02/03156/LB Grant With Conditions 13 February 2003

Listed Building Application: Removal of part of existing stone boundary wall to form access to proposed new dwelling and extend stone wall to match new entrance.

TM/05/03000/LB Refuse 23 November 2005

Listed Building Application: Garden room.

TM/05/03001/FL Refuse 23 November 2005

Garden room.

TM/05/03292/LB Refuse 13 February 2006

Listed Building Application: Demolition of existing internal walls and chimney in kitchen and alterations to existing doors and windows.

4. Consultees (applications A and B):

4.1 PC: The PC has some concerns about the enlargement of the utility room, requiring a small extension and a continuation of the roof slope. They think this will spoil the look of the property, including the original house, and suspect that, since an outside toilet is being removed, the utility room could be expanded in a less damaging way.

4.2 The PC's main concern is the proposed new garden room which would stand in the angle between the original building and the 1930's addition. We believe that the contemporary style proposed is quite out of keeping and would severely damage the look of this important building.

4.3 Private Reps (6/0S/0R/0X + Press and Site Notices): No response.

5. Determining Issues:

5.1 The applications follow refusal of planning permission and listed building consent in 2005 for a conventional conservatory style garden room which was found to be unacceptable in terms of scale, form and roof and window detailing. While the current applications must be determined on their own merits, these considerations remain material in the instant cases. The main determining issues are those same matter of detail i.e. scale, form and roof and window detailing of the proposed garden room and, in turn, their impact on the character, fabric and setting of the

listed building. In addition, the appropriateness of the proposed utility extension must be judged, specifically, on its siting, design, impact on fabric and overall character of the Listed Building.

- 5.2 The scale of the proposal has been reduced from 8.21m x 4.93m (40.47sqm) to 6m x 5.2m (3.12sqm). The revised scheme has a contemporary flat roof form with exposed joist/rafter ends which sit on a glazed section. The design of the roof does not compete with the period character of the main dwellinghouse and stands alone as an obviously modern addition (unlike the pseudo Victorian, polycarbonate sheet clad pitched roof with decorative finials and ridge detail featured by the refused scheme). The proposed roof design is a wholly honest design which therefore creates a clear distinction between the traditional style of the dwellinghouse and the proposed garden room. I consider this approach to be entirely appropriate for the property, and do not consider that the roof design would result in harm to visual amenity or the character or setting of the Listed Building. It is far preferable to the previous approach.
- 5.3 Likewise, the window detailing has been proposed as fully glazed sections with lightweight metal framework and is much simplified. The contemporary open design of the glazing is, in my opinion an improvement to the 'pastiche' glazing proposed previously. I consider the detailed glazing design to be appropriate.
- 5.4 Overall, I consider this new contemporary approach to be an appropriate method of providing a garden room to this property. Holmes was extended in the 1930's and has earlier additions. The use of a design which is contemporary, therefore follows the historic development of the property. Also all of the proposals are limited to the 1930's portion of the property and, accordingly, I consider that the historic fabric will not be harmed. The unglazed end wall of the conservatory will feature brickwork to match the main house thus providing an air of continuity between the different ages of the design – quite suitable for a new structure in this particular location.
- 5.5 By way of contrast, the utility extension is very limited and the detail proposed is wholly traditional and very sympathetic to the form and proportions of the main dwellinghouse – it extends the existing roof in a catslide form exactly as would have been expected for such a feature when built in earlier times. An existing window is to be re-used and matching materials are proposed. Given the small size of the addition and the sympathetic design, I do not consider the proposal would result in harm to visual amenity – it is entirely harmonious with the existing.
- 5.6 The internal alterations proposed have resulted from negotiations and are sympathetic. They do not unduly alter the proportions of the internal rooms. The new openings are respectful and are the minimum proposed to gain access to the proposed garden room. The internal door between the kitchen and the study is proposed to be fixed shut rather than blocked up. This method would allow the door to be reopened at a later date if required. A number of the proposed

alterations have been scaled down, by amended plans prior to submission. I do not consider any of the proposed internal alterations to unduly impact upon the fabric or internal character of the listed building.

- 5.7 The works are, I consider, appropriate to the CA and may be seen to preserve the character and appearance of the CA, in accordance with policy P4/4 of the Tonbridge and Malling Borough Local Plan 1998.
- 5.8 The proposed extensions would not overlook any neighbouring properties due to their siting and ground floor location. The proposal would not therefore result in a loss of privacy or residential amenity.
- 5.9 In light of the above considerations I am satisfied that the proposal accords with policy P4/1, P4/12 and P4/4 of the Tonbridge and Malling Borough Local Plan 1998.

6. Recommendation:

(A) TM/06/03617/FL:

- 6.1 **Grant Planning Permission**, as detailed within: Letter dated 23.11.2006, Design and Access Statement dated 23.11.2006, Letter dated 08.11.2006, Location Plan dated 08.11.2006, Floor Plan RS06/19/10D dated 08.11.2006, Elevations RS06/19/11C dated 08.11.2006, Site Plan RS06/19/01 existing dated 08.11.2006, Floor Plan RS06/19/02 dated 08.11.2006, Elevations RS06/19/03 dated 08.11.2006, **Subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

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

(B) TM/06/03621/LB:

6.2 **Grant Listed Building Consent**, as detailed within letter dated 08.11.2006, Letter dated 23.11.2006, Supporting Statement C dated 08.11.2006, Supporting Statement dated , Photograph P1 AND P2 dated , Site Plan dated , Plan RS06/19/02 dated , Plan RS06/18/12 dated , Design and Access Statement dated 23.11.2006, **subject to the following conditions:**

1. The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No development shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

3. No development shall take place until details of the method of bonding of the garden room with the external walls of the inner hall and sitting room have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

4. No development shall take place until details of the method of creating the new door from the study and proposed finish have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

5. No development shall take place until details of the proposed glazed internal door from the inner hall to the kitchen have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

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