

Mereworth (Mereworth) Hadlow, Mereworth And West Peckham	566058 153834	12 October 2007	TM/07/03715/FL
Proposal:	Landscape gardens, boundary walls, fences and gates, and garage alterations, extensions and outbuildings		
Location:	The Malt House 115 The Street Mereworth Maidstone Kent ME18 5LU		
Applicant:	Mr And Mrs J Self		

1. Description:

1.1 The application arises from extensive proposed landscaping including various outbuildings, garden structures and changes to the boundary treatment to Butchers Lane and The Street. The works which require planning permission from this Council are summarised as follows:

- Boundary to The Street with brick plinth, piers, ironwork railings.
- 2 sets of 1.9m high solid oak double gates to The Street.
- Boundary to Butchers Lane to be 1.2m high post and rail fence with wire mesh set behind existing hawthorn hedge.
- Alterations to garage elevations and new attached store.
- Walled garden and glasshouse (oak framed).
- Gardeners workshop and store (brickwork with cast iron guttering and slate roof).
- Ornamental bridge and Gazebo (both oak).

2. Reason for reporting to Committee:

2.1 Cllr Jill Anderson has requested that this application is determined by Committee due to concern in the Parish as this is a very prominent and important site in the locality.

3. The Site:

3.1 The dwelling is a Grade II listed dwelling house in the Green Belt and in Conservation Area.

3.2 The land slopes down from NW to SE. The site is triangular and relatively large, with a frontage to The Street of 90m and a flank boundary to Butchers Lane of 160m.

3.3 It comprises a early 19th century main element with a 2 storey Victorian wing to the west and a 2 storey modern flat roofed 1970's extension at the rear and a large modern detached pool building at the rear. There is a disused malt house to the east, linked to the Georgian element with a conservatory. There is also a modern detached garage at the rear of the site and a separate cottage on the eastern boundary.

3.4 Planning permission and listed building consent was granted in 2006 (but not yet started) for extensive renovations and alterations. It includes demolition of a flat roofed 1970's extension, the pool building and the link conservatory and to rebuild a new extension of green oak frame with oak weatherboarding over a masonry infill. The consent includes a glazed structure in a green oak frame, with a frameless glazed structure which will link the Georgian element with the Malt House which is to be converted to a games room and gym. The consent includes new pool building is to be built off the rear of the Malt House. An oak pergola will run around the garden side of the link and the pool building.

4. Planning History (selected):

TM/85/366 Planning application not 30 April 1985
 required

Construction of glazed enclosure for existing swimming pool in rear garden of land.

TM/06/03370/LB Approved 18 May 2007

Listed Building Application: Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

TM/06/03373/FL Approved 24 May 2007

Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

TM/07/02784/LRD Approved 22 October 2007

Details of joinery and external pipework/guttering pursuant to conditions 4 and 5 of Listed Building Consent ref. TM/06/03370/LB (demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work)

TM/07/03220/TNCA No Objection 4 October 2007

Remove poorer/inappropriate trees for overall improvement to garden

TM/07/03736/LB Approved 14 January 2008

Listed Building Application: Reopening bricked up door in east elevation of Malt House as fire exit from first floor accommodation plus balustrade to steps

TM/07/03928/RD Pending

Details of site investigation and mitigation pursuant to condition 2 (a) and (b) of planning permission TM/06/03373/FL: Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

TM/07/04002/LRD Approved 11 December 2007

Details of samples of external materials submitted pursuant to condition 2 of Listed Building Consent ref. TM/06/03370/LB: Demolition of greenhouse, replacement two storey rear extension, single storey glazed link to Malt House, conversion of Malt House to ancillary residential use and replacement swimming pool building attached to Malt House and ancillary work

5. Consultees:

- 5.1 PC: We oppose the proposed brick wall and railings fronting the new hedge along the village street as alien to the general pattern of street boundaries, where most of the older houses, and several of the new, have hedges in keeping with the rural tradition of the village. While the replacement yew hedge is acceptable, the wall strikes an unwelcome note which might be more appropriate in a town setting.
- 5.2 KCC (Highways): No objections to the proposals in principle. Applicant to be reminded to liaise with West Highways where works are likely to affect the integrity of the public highway.
- 5.3 Private Reps (7/0R/S/X) plus CA and LB site and press notices: No response.

6. Determining Issues:

- 6.1 The site is in the Green Belt but the scale and type of the various elements in the proposal is such that they are not inappropriate development in my view.

- 6.2 The works do need to be considered in the light of PPG15 (Planning and the Historic Environment) as they affect the setting of a listed building and the character and appearance of a Conservation Area.
- 6.3 It is considered that the works and outbuildings proposed for the rear garden do not harm the LB setting or the CA as the structures are well designed, sensitively sited and of good quality materials and not visually prominent in the public domain. The large size of the plot means that the result will not be unduly cramped or represent overdevelopment, notwithstanding any unimplemented changes from the 2006 consents.
- 6.4 The main issue to be addressed is the front boundary to The Street as this is a visually prominent site and clearly a source of concern to the PC. Currently, the corner of the junction of The Street with Butchers Lane is a red brick wall of height 2.1m tapering down to a height of 1.3m. This part of the wall is being retained as existing. There is then a 5 bar gate leading to the garage block. There is then another section of 1.3m high red brick wall, another 5 bar gate leading to the parking area in front of the house. Then there is approx. 25m of conifer hedge approx 2.5m high and then a long length of mixed species hedge, also approx. 2.5m high including yew/hawthorns.
- 6.5 The proposal is to replace both entrance gates with solid oak double gates and to add a length of wall/railings. This will be 1.5m high. Cast iron railing panels, 1m high and painted black are to be fixed to a brick plinth of 0.5m height in a colour and bond to match the retained section of boundary wall on the corner of the plot. There will be intermediate brick pillars in a matching colour and bond with simple coping details. The new wall/railings will extend for approx 70m west of the new westerly entrance gate.
- 6.6 A new yew hedge is proposed to be planted behind the new railings.
- 6.7 With the exception of the solid oak entrance gates, it is considered that the design, siting and materials of the new boundary treatment to The Street are acceptable. The current hedge is in a poor state as the conifers have large areas of dead brown foliage as is common with that type of tree and the rest of the hedge could be considered to have the appearance of an overmature hedgerow.
- 6.8 Whilst it is accepted that this site is in the rural area and that the proposed style of front boundary is not prevalent in Mereworth, I am of the view that this property is not typical of other properties in the rest of the village by virtue of its architectural quality, its scale, plot width and garden size. Consequently a more formal front boundary comprised of well designed railings/walls in good quality materials is appropriate in this particular case and does not harm the setting of the LB nor the character and appearance of the Conservation Area nor rural amenities.
- 6.9 The intention to plant a new yew hedge behind the railings will visually soften the appearance of the front boundary over time.

- 6.10 However, I do have concerns with regard to the proposed new entrance gates. The introduction of 2 sets of solid gates, much higher than the adjoining railings/wall and of a different visual appearance would, in my view, be detrimental to the setting of the Listed Building and the character and appearance of the Conservation Area in a particularly visually prominent location. The agent has been asked to investigate and alternative design (lower and more open) but no formal agreement to a suggested revision had been received at the time of writing this report.
- 6.11 Accordingly, I support the proposed development subject to a more acceptable design for the front entrance gates.

7. Recommendation:

7.1 **Grant Planning Permission** as detailed by Design and Access Statement dated 12.10.2007, Site Plan 506.02.001-1 dated 12.10.2007, Photographs dated 12.10.2007, Plan 02 005 dated 12.10.2007, Plan 02 001-2 dated 12.10.2007, Plan 02 011-1 dated 12.10.2007, Plan 01 003-4 dated 12.10.2007, Plan L288/01 rev D dated 21.04.2008, Plan L228-D-10 dated 21.04.2008, Plan N1309- PH02 rev A dated 12.06.2008, Plan 02 011-2 dated 12.06.2008, Plan N1309-PH01 rev B dated 12.06.2008, Plan N1309 PH03 rev A dated 12.06.2008, subject to:

- Receipt of a revised gate design, approval delegated to DPTL.
- 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 all 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. (D001)

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

3. The new brickwork to walls, piers and plinths shall match the bond and pointing of the existing boundary wall being retained.

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

4. The proposed yew hedge to the rear of the proposed railings/walls shall be planted during the first planting season following their completion. Any part of the hedge 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.

Informatives

- 1 You are reminded that Conservation Area consent is required for the total demolition of a boundary wall over 1m high in a Conservation Area.
- 2 With regard to works within the limits of the highway, the applicant is asked to consult The Highway Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
- 3 Surface water from private areas is not to discharge onto the public highway.

Contact: Marion Geary