

MC/15/1453

Date Received: 23 April, 2015

Location: Bloors Place, 542 Lower Rainham Road, Rainham, Gillingham, ME8 7TP

Proposal: Listed Building consent for internal and external alterations to include the re-ordering of the kitchen, construction of a conservatory extension and the conversion of an outbuilding to a utility room; insertion of a staircase, removal of an external link passage enclosure and the re-ordering of rooms at first floor and second floor levels together with alterations to windows including the installation of a dormer to North East elevation and stonework repairs

Applicant: Mr T Howard

Agent: Mr C Bowley Anthony Swane Architecture Ltd 16 The Bastion Tower Pound Lane Canterbury Kent CT1 2BZ

Ward Rainham North

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 28 July 2015.**

**Recommendation - Approval with 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: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drawing numbers BPR/14/10C, BPR/14/11C, BPR/14/12C, BPR/14/13B and BPR/14/14B all received on 23 April 2015.

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

- 3 Within five months of the date of the decision the following documents / additional details and plans shall be submitted to and approved in writing by the Local Planning Authority:

- Joinery details 1:20 elevational drawings with 1:5 details for window WG14

- Joinery details 1:20 elevational and sections and 1:5 details for new lobby extension windows and doors.
- Joinery details 1:20 elevational and sectional drawings with 1:5 details for traditionally detailed winder staircase in utility area to show how this interacts with the chimney.
- Joinery details 1:20 elevational detail and section including 1:5 joinery details of new oak door to bedroom 2 and bedroom 4.
- Joinery details 1:20 elevational and sectional drawings with 1:5 details to window WF04 double hung sash window.
- Joinery details 1:20 elevational and sectional drawings with 1:5 details new casement windows in gable
- Joinery details 1:5 to replace rough modern ledged and braced door DS05.
- Joinery details 1:20 elevational drawings and 1:5 joinery details of new dormer to North slope.
- Joinery details for window repair to WG16.
- Joinery details for window replacement to WF04 and WS01.
- Details for new metal windows to installed within stone windows.
- 1:20 sectional detail to show cutting of ceiling to continue skelings and expose collars in attic room bathroom.

The development shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: To ensure that the architectural or historical character of the Grade II listed building is maintained, in accordance with Policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 4 No development shall take place until the developer has secured the implementation of a watching brief with timetable for the new installation of services and all works below ground to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Local Planning Authority.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on potential archaeological interest and in accordance with Policy BNE21 of the Medway Local Plan 2003.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

## **Proposal**

This application seeks listed building consent for internal and external alterations to include the re-ordering of the kitchen, construction of a conservatory extension and the conversion of an outbuilding to a utility room; insertion of a staircase, removal of an external link passage enclosure and the re-ordering of rooms at first floor and

second floor levels together with alterations to windows including the installation of a dormer to north east elevation and stonework repairs.

The external works include the construction of a new hipped roof dormer to the front elevation. The dormer would measure approx. 1m in width, approx. 1.8m in height and would project approx. 1m from the roof slope. The conservatory infill extension would create an entrance lobby and another utility room adjoining the existing utility room. The extension would be approx. 4m in depth and approx. 2.5m in width. It would have a part glazed and part slate roof with a height of approx. 3.7m. A new Kent peg gable roof over the existing flat roof rear extension and the removal of a first floor link passage enclosure and replacement with a ground floor lean to roof is also proposed. Other external works include the restoration of stone work, windows, sealing existing doors, removal of SPVs and concrete slabs. The internal works are summarised by the re-ordering of the main kitchen, creation of new rear entrance lobby and utility rooms, insertion of a new staircase to provide second means of escape from the attic, re-ordering modern partitions at first floor to form en suite bathrooms and new link passage and the conversion of the attic room to bathroom use.

### **Relevant Planning History**

**Case ref:** MC/13/3102 Conversion of existing oast building to residential use with associated parking

**Decision**  
**Decided**

**Case ref:** GL/89/101A Proposed conversion of redundant agricultural buildings to 3 residential units and construction of new access road

**Decision** Approval with Conditions  
**Decided** 11/09/1991

**Case ref:** GL/89/101 Listed building application for alterations to former Dairy and Cart Lodge

**Decision** Approval with Conditions  
**Decided** 11/09/1991

**Case ref:** HIS/98/73993 Listed building application for the proposed conversion of redundant agricultural buildings to three residential units

**Decision** Approval with Conditions  
**Decided** 11 September, 1991

### **Representations**

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Historic England were also consulted.

**Historic England** have written in recommending that the application be determined

in accordance with national and local policy guidance, and on the basis of the Local Planning Authority's expert conservation advice.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

## **Planning Appraisal**

### *Principle*

The property is listed as Grade II\* and is situated within the Lower Rainham Road Conservation Area and within the Gillingham Riverside Area of Local Landscape Importance (ALLI). Policy BNE17 of the Medway Local Plan 2003 is relevant. It is the intention of this policy to preserve or enhance the appearance and character of the listed building. Policy BNE17 states that the alteration and changes of use of Listed buildings will not be permitted if it is detrimental to the architectural or historic character of the building, if it is unsympathetic in design, scale, appearance and use or if it does not retain original features and materials.

### *Heritage and Design*

Bloors Place is a substantial medieval manor house, located in extensive garden grounds at Lower Rainham. The house is large and laid out in a 'T' shaped plan with the main northern range (a remnant timber framed 15th century Hall House) that faces a large front garden alongside the Lower Rainham Road and a second stone and brick built wing extending southwards to the rear carried out in the 17th century. There are 19th century alterations including the rebuilding of the front and east elevations and the addition of the canted bay window. Further 20th century additions include the boxed out passage way added to the first floor west side of the south wing with a rear lobby and porch.

In summary the proposals are a series of minor alterations with a small extension in order to improve the accommodation and to make the building more convenient for modern life. The works include the re-ordering of the main kitchen, construction of a small rear extension to form rear entrance lobby and utility room, insertion of a new staircase to provide second means of escape from the attic, removal of a modern external link passage built at first floor and subsequent re-ordering of modern partitions at first floor to form en-suite bathrooms, link passage and conversion of attic room to bathroom use. General restoration work and refurbishment of the 16th century stone mullioned windows and encasements with traditional metal encasements.

Despite the amount of proposed work within this application, the level of interruption with the historic fabric of the building is relatively small. The majority are a series of repairs where a stone specialist has produced a very good specification. Many elements within the proposals are being removed as these features currently spoil

the architectural character and appearance of the house. The alteration to the flat roof to the rear of the south range to a new gable tiled roof would improve the appearance which would be enhanced by the removal of the bulky cast iron SVP and the badly detailed windows.

The removal of the tile-hung box type extension that is built over the face of the 16th century stonework and the new lean to roof at ground floor are considered to be more in keeping with the property. The removal of the tile hung box means that there would not be any independent access to a range of rooms at first floor level. It is proposed instead to create a new corridor internally at the rear to reconnect a main staircase and hallway. This addition would not have any negative impact on the character of the room.

The formation of the new lobby extension would be recessed into part of the structure having a new floor and change of levels in order for this to be achieved. Again this considered to be of an appropriate size and scale and would have no detrimental impact on the character of the property. A condition would be required for an archaeological watching brief with timetable for the new installation of services and all works below ground.

The proposed use of the attic space as a bathroom and the introduction of a staircase leading down from the south end to connect via a sealed off area at first floor down to the ground and then to an external escape, makes for a much better design and would not be detrimental to the character of the property. Finally the hipped roof dormer to the front elevation is considered to be in keeping with the design, size and scale of the existing front dormer and in keeping with the property.

Although some alterations would require some significant intervention of historic fabric, ultimately these will be remedied and following recording of the fabric returned to its original condition. The proposed works mostly consider the updating and rationalising of the building and would make for a much better design and use of the building as well as allow to remedy some poorly detailed later additions.

Subject to the conditions listed, it is considered that the alterations are in keeping with the architecture and that the historic character of the building is maintained. Accordingly, the development complies with Policy BNE17 of the Medway Local Plan 2003.

#### *Local Finance Considerations*

None relevant.

#### **Conclusions and Reasons for Approval**

This listed building consent application seeks a range of alterations to a Grade II listed building. Ensuring that the architectural or historical character of the building is maintained is of paramount importance. Subject to the conditions set out above, the proposed development would comply with the objectives of Policy BNE17 of the Medway Local Plan 2003.

This application would normally fall to be considered under officers' delegated powers but has been reported for Members due to the applicant being a Councillor.

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### **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>