

MC/16/0022

Date Received: 5 January, 2016

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

Proposal:

- Removal of the existing parapet gutter and timber shiplap fascia to the north-east elevation and replacement with a new tiled eaves with sprockets and a cast iron gutter;
- Construction of dormer to match existing on the north-east elevation;
- New tiled pitched roof to replace a flat roof to the south-east elevation;
- Single storey extension to form a lobby/utility area;
- Conservation rooflight to the south-west elevation; and
- Demolition of an existing flat roof first floor extension and replacement at ground floor level with a pitched roof

Applicant: Mr & Mrs Howard

Agent: Mr A Swaine Anthony Swaine Architecture Ltd The Bastion Tower  
16 Pound Lane Canterbury Kent CT1 2BZ

Ward Rainham North

---

**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 9 March 2016.**

**Recommendation - Approval with Conditions**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers BPR/14/10 E, BPR/14/20 A, BPR/14/21 A and BPR/14/23 A received on 5 January 2015, BPR/14/11 E received in 12 January 2015 and BPR/14/11F and BPR/14/22B received on 17 February 2016.

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

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

## **Proposal and Background**

This application seeks planning permission for the following;

- Removal of the existing parapet gutter and timber shiplap fascia to the north-east elevation and replacement with a new tiled eaves with sprockets and a cast iron gutter;
- New dormer, to match existing, to the north-east elevation;
- New tiled, pitched roof, to replace a flat roof to the south-east elevation;
- Single storey extension to form a lobby/utility area;
- New conservation roof-light to the south-west elevation;
- Demolition of an existing flat-roofed first floor extension and replacement at ground floor level with a pitched roof.

The new hipped roof dormer to the front elevation 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 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 would be constructed over the existing flat roof rear extension and the first floor link-passage enclosure would be removed. The replacement with a ground floor lean to roof is also proposed, as well as a window within the south-west elevation.

Other external works include the introduction of a restoration of stone work, windows (amended from previous application), 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 a bathroom.

## **Relevant Planning History**

MC/15/1453

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  
Decision Approval with Conditions  
Decided 30 July 2015

GL/89/101	Proposed conversion of redundant agricultural buildings to 3 residential units and construction of new access road Decision Approval with Conditions Decided 11/09/1991
GL/89/101	Listed building application for alterations to former Dairy and Cart Lodge Decision Approval with Conditions Decided 11/09/1991
GL89/101A	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** has advised 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**

### *Background*

An application for Listed Building Consent for internal and external alterations was approved on 30 July 2015. This application seeks planning permission for the works where Listed Building Consent has been granted, as well as additional works to the eaves to the front, the insertion of a conservation rooflight to the rear and further minor alterations to the treatment of the stone mullioned windows.

### *Heritage and Design*

The property is 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.

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 and alterations to the eaves to the front.

The formation of the new lobby extension would be recessed into part of the structure and would involve the incorporation of a new floor and change of levels. The extension is considered to be of an appropriate size and scale and would have no detrimental impact on the character of the property.

The new Kent-peg gable roof to the existing flat roof rear extension 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. No concern is raised regarding the new window at first floor level on the south west elevation.

The proposed 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.

The provision of a continuation of the existing roofline to new projecting eaves, supported on shaped oak sprockets, would result in the remove a C19th feature that currently spoils the appearance of principle elevation, while replacing it by an eaves detail which will appear more traditional and in character with the building.

The proposed conservation rooflight is considered to be acceptable due to its siting to the rear, and low level within the rafters preserving the integrity of the roof.

The proposed works mostly involve 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. Accordingly, the development complies with Policies BNE1 and BNE17 of the Medway Local Plan 2003.

### *Amenity*

By virtue of the scale of the proposed alterations and the distance from neighbouring properties, the application would not result in significant or unacceptable harm to neighbouring amenities of outlook, daylight, sunlight or privacy. Accordingly, the proposal is considered to accord with Policy BNE2 of the Medway Local Plan 2003.

### *Highways*

The development would not increase the parking requirements of the dwelling and as such, the proposal would comply with the objectives of Policy T13 of the Medway Local Plan 2003.

### *Local Finance Considerations*

There are no local finance considerations.

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

The proposed extension is considered to have no adverse impact on the character of the listed building and would have no significant impact on the neighbouring properties or the highways. The proposal is considered to be in accordance with policies BNE1, BNE2, BNE17 and T13 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.

---

### **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/>