

MC/16/0023

Date Received: 4 January, 2016

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

Proposal: Listed Building Consent for:

- The 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 rooflight to the south-west elevation;
- Demolition of an existing flat roofed 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 and 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.

- 3 Prior to the installations of the windows and doors listed below, the following

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 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 replacement to WF04 and WS01;
- 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 Prior to the installation of the lobby extension window and doors, 1:20 joinery elevations and 1:5 details of the new lobby extension windows and doors shall be submitted to and approved in writing by the Local Planning Authority. 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.

- 5 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 and sectional drawings with 1:5 details for traditionally detailed winder staircase in utility area to show how this interacts with the chimney.

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.

- 6 Prior to the installation of the new metal windows, details and plans of how the windows are to be installed within the stone windows shall be submitted to and approved in writing by the Local Planning Authority. 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.

- 7 Prior to the repair of window WG16, joinery details of window WG16 shall be submitted to and approved in writing by the Local Planning Authority. 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.

- 8 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 and Background

This application seeks Listed Building Consent for;

- The 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 external works include the construction of a new hipped roof dormer to the front

elevation, which 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 and 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 window is also proposed in 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.

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 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

Background

An application for Listed Building Consent for internal and external alterations was approved on the 30 July 2015. This application seeks Listed Building Consent for the previous approved scheme with additional works to the eaves to the front, the insertion of a conservation rooflight to the rear and further minor alterations occur with minor alterations to the treatment of the stone mullioned windows. Minor internal alterations have also occurred the internal layout.

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 the alterations to the eaves to the front.

In summary, the proposal is for a series of minor alterations to improve the accommodation and to make the building more convenient for modern life. Despite the amount of proposed work within this application, the level of interruption with the historic fabric of the building is relatively small and are repairs that a stone specialist has produced a very good specification for. Many features that currently spoil the architectural character and appearance of the house would be removed as part of the scheme.

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 existing parapet gutter and timber shiplap fascia to the front elevation and replacement with a new tiled eaves with sprockets and a cast iron gutter would provide a continuation of the existing roof to a new projecting eaves, supported on shaped oak sprockets, would result in the removal of a C19th feature which is very ugly and spoils the appearance of the principal elevation, while replacing it by an eaves detail which will appear more traditional and in character with the building.

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 would 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 new window located on the south-west elevation is acceptable in location and design.

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. It would be of an appropriate size and scale and would have no detrimental impact on the character of the property.

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.

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 and no concern is raised. 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 and by the nature of the works undertaken it is completely reversible.

The proposed works mainly involve 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.

Local Finance Considerations

There are no local finance considerations.

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 and 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.

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/>