

MC/18/0220

Date Received: 22 January, 2018

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

Proposal: Listed Building Consent for the removal of 2no. existing external doors and an existing window and their replacement with a door and a window

Applicant: Mr & Mrs Howard

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

Ward Rainham North

Case Officer Thomas Stubbs

Contact Number 01634 331700

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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 14 March 2018.**

**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/14/124, BPR/14/125, BPR/14/126, BPR/14/127 and BPR/14/J-27 received on 22 January 2018.

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**

Listed Building Consent for the removal of two existing external doors and an existing window and their replacement with a door and a window.

Within the north west elevation an existing door is proposed to be replaced with an amended timber door and frame. Within the south east elevation a door and window are proposed to be removed and replaced with a double window to replicate the window, ref: WG05, within the same elevation.

## **Relevant Planning History**

MC/17/3099	Listed Building consent for proposed internal and external alterations. Decision Approval With Conditions Decided 3 November, 2017
MC/17/1224	Listed building consent application to re-build entrance lobby/WC extension; construction of pitched roof (South East side) and removal of tile- hanging (South West side). (Revised scheme to previous approval MC/17/0196) Decision Approval With Conditions Decided 1 June, 2017
MC/17/0196	Listed Building Consent for a glazed link between the house and an existing outbuilding (revised scheme to previous approval MC/16/0023) Decision Approval With Conditions Decided 16 March, 2017
MC/16/0022	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 Decision Approval With Conditions Decided 10 March, 2016
MC/16/0023	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  
Decision Approval With Conditions  
Decided 10 March, 2016

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 29 July, 2015

## **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.

No letters of representation have been received.

**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 Local Plan). 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 Local Plan is relevant. The policy 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*

With regards to the replacement door within the north west elevation of the dwelling. The door to be replaced is not an original door, possibly being inserted within the 19th century with the latter addition of softwood battens. As a result of the change in internal floor levels from the recently approved application the current door and frame are no longer suitable and a new door and frame are proposed. The proposed door is a softwood frame door with vertical match boarding of a traditional design. The alterations will also involve the repairs of an area of brickwork above the door that has failed due to the absence of a lintel. The replacement brickwork is to be re-built with a lime mortar. The design of this door and frame have been considered as appropriate for the location and will enhance and not have a negative impact on the north-east elevation.

The existing 18th century door and window within the south east elevation was inserted by cutting away a significant amount of an original stone window surround. The alterations paid no regard to the structural support needed to the floor above. Opening up at the head of the window have revealed no internal lintel and minimal bearing of the first floor joists onto the existing door frame. In addition the door frame is in a poor state of repair with significant amounts of wet rot, which at ground level have been inappropriately patched up with flexible filler. The proposal is to remove the existing door, frame, window and the remaining original stone surround also has to be removed as this is too damaged to be suitable for repairing or incorporating into a new window surround. The new window stonework will be lead glazed with a new steel window to match the existing window WG05 adjacent. The window stonework will be fabricated from Ragstone with rubble Ragstone used to infill the area below the proposed window. This proposed window and stone surround will be detailed to reinstate what was originally in this location. Evidence for the original window design is provided by the remnants of the remaining stone surround, which has the same shape and features as the adjacent window. It would seem that the original purpose of the replacement door, frame and window was to improve the circulation between the front and rear of the building. The internal remodelling currently under construction (covered under previous Listed Building Consents) omits the need for this inserted door. The re-introduction of a window in this location to match the original window balances and significantly improves the appearance of the south-east elevation.

It is considered that the proposed changes would be acceptable in the context of the listed building by removing features that detract from the appearance of the historic building with more suitable replacements and reinstating original features. Consequently the proposal is in accordance with Policy BNE17 of the Local Plan and Section 12 of the NPPF.

### *Local Finance Considerations*

There are no local finance considerations.

## **Conclusions and Reasons for Approval**

It is considered that the proposed changes would be acceptable in the context of the listed building by removing features that detract from the appearance of the historic building with more suitable replacements and reinstating original features. Consequently the proposal is in accordance with Policy BNE17 of the Local Plan and Section 12 of the NPPF.

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/>