

A05

L/TH/23/0237

PROPOSAL: Application for Listed Building Consent for the change of use of 3No barns to 1No 5 bed and 1No 4 bed two storey semi-detached dwellings and 4No 3 bed two storey semi-detached dwellings and change of use of 2No 3 bed dwellings to 1No 3 bed dwellings with associated landscaping following demolition of menage and associated stables/storage.

LOCATION: Crumps Farm Shuart Lane South BIRCHINGTON Kent

WARD: Thanet Villages

AGENT: Mrs Susanna Sanlon

APPLICANT: St. John's College (Cambridge)

RECOMMENDATION: Approve

Subject to the following conditions:

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

GROUND;

In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 Prior to the installation of any external windows and doors, joinery details at a scale of 1:5 of the windows and doors to include sections through glazing bars, frames and mouldings shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

GROUND

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with and advice contained within the National Planning Policy Framework.

3 Prior to the construction of the external surfaces of the development hereby approved samples the materials to be used in the construction of the building(s) shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved samples unless otherwise agreed in writing by the Local Planning Authority.

GROUND

In the interests of visual amenity in accordance with Policy QD02 of the Thanet Local Plan

4 The brick bond, mortar mix and pointing techniques for the works hereby approved shall precisely match those on the existing building.

GROUND

To secure a satisfactory external treatment and to safeguard the special character and appearance of the designated heritage asset in accordance with Policy HE03 of the Thanet Local Plan and the advice as contained within the NPPF.

5 The rooflights hereby approved shall be 'conservation style' rooflights, set flush with the roof plane.

GROUND

To safeguard the special character and appearance of the area as a Conservation Area in accordance with Policy HE02 of the Thanet Local Plan, and advice as contained within the National Planning Policy Framework.

INFORMATIVES

Information on how to appeal this planning decision or condition is available online at <https://www.gov.uk/appeal-planning-decision>

Please be aware that your project may also require a separate application for Building Control. Information can be found at: <https://www.thanet.gov.uk/services/building-control/> or contact the Building Control team on 01843 577522 for advice.

Thanet District Council recommends that all developers work with a telecommunication partner or subcontractor in the early stages of planning for any new development to make sure that Next Generation Access Broadband is a fundamental part of the project. Access to superfast broadband should be thought of as an essential utility for all new homes and businesses and given the same importance as water or power in any development design. Please liaise with a telecom provider to decide the appropriate solution for this development and the availability of the nearest connection point to high speed broadband.

Please ensure that you check the above conditions when planning to implement the approved development. You must clear all pre-commencement conditions before development starts on site. Processing of conditions submissions can take up to 8 weeks and this must be factored into development timescales. The information on the submission process is available here:

<https://www.thanet.gov.uk/info-pages/planning-conditions/>

The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the

application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

For the avoidance of doubt, the Council has determined the application on the following plans; 30216B_200, 30216B_201, 30216B_202, 30216B_203, 30216B_204, 30216B_205, 30216B_225 Rev A, 30216B_230 Rev B, 30216B_231 Rev B, 30216B_235 Rev B, 30216B_236 Rev A, 30216B_240 Rev A, 30216B_310 Rev A, 30216B_315 Rev A, 30216B_320 Rev A, 30216B_325 Rev A, 30216B_330 Rev B 30216B_335 Rev A, 30216B_415 Rev A, 30216B_420 Rev A, 30216B_425 Rev A, 30216B_430 Rev A, 30216B_435, received 14 February 2023, 30216B_105, 30216B_215 Rev B, 30216B_220 Rev B, received 03 March 2023, 30216B_210 Rev C, 30216B_410 Rev B received 18 April 2023, 05, 30216B_110 Rev G received 26 June 2023, 30216B_112 Rev G, 30216B_115 Rev D, 2203230-001 Rev B, 2203230-003 Rev A received 14 August 2023.

SITE, LOCATION AND DESCRIPTION

Crumps Farm which contains a Grade II Listed historic 8 bay threshing barn, a further smaller historic threshing barn to the east and single storey stores sited along the southern boundary. These buildings appear together as a group from approximately 1870-1890 and given this, their siting and relationship with the main barn, the smaller barn and outbuilding are considered to be curtilage Listed. The site also contains a Dutch barn, a pair of cottages and a number of later single storey buildings and outbuildings.

The southern portion of the site, which contains all of the historic development with the exception of the Dutch barn, is located within the St Nicholas at Wade Conservation Area. Several Listed Buildings are located within close proximity to the site, including Grade I Listed St Nicholas Church, located immediately to the south of the site, and Ambry Court, located opposite the site to the west.

An existing dwelling is located on the site and part of the site appears to have been most recently used as a livery yard.

RELEVANT PLANNING HISTORY

F/TH/23/0236 - Erection of 2No 4 bed two storey detached dwellings together with change of use of 3No barns to 1No 5 bed and 1No 4 bed two storey semi-detached dwellings and 4No 3 bed two storey semi-detached dwellings and change of use of 2No 3 bed dwellings to 1No 3 bed dwellings with associated landscaping following demolition of menage and associated stables/storage. Pending consideration

F/TH/03/0766 -Erection of 2no. buildings to comprise 9no. livery stables (one 5no. stable block and one 4no. stable block) & the change of use & conversion of existing farm building to 3no. livery stables. Granted 16 September 2003

F/TH/03/0316 - Continued use, on a permanent basis, of former agricultural building for the purpose of livery stables for 10 horses, in accordance with the provisions of Section 73A(2)(a). Granted 14 May 2003

F/TH/98/0933 - Retention of use of agricultural building as livery stables for 13 horses in accordance with the provisions of section 73a(2)(a) together with provision of parking area for 10 cars. Refused 27 January 1999

F/TH/93/0757 - Change of use of agricultural building to do it yourself livery and stabling for 15 horses and adjoining tack room. Granted 26 February 1998

TH/89/0785 - Erection of two dwellinghouses. Granted 27 March 1990

PROPOSED DEVELOPMENT

The proposed development is the erection of 2No 4 bed two storey detached dwellings together with change of use of 3No barns to 1No 5 bed and 1No 4 bed two storey semi-detached dwellings and 4No 3 bed two storey semi-detached dwellings and change of use of 2No 3 bed dwellings to 1No 3 bed dwellings with associated landscaping following demolition of menage and associated stables/storage.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan 2020

SP36 - Conservation and Enhancement of Thanet's Historic Environment

HE03 - Heritage Assets

HE05 - Works to a Heritage Asset to Address Climate Change

NOTIFICATIONS

Letters were sent to neighbouring properties, a site notice was posted close to the site and an advert was posted in the local paper.

Two letters of objection have been received raising the following concerns:

Public right of way across the site

Development should not result in the loss of further farmland

Impact upon local facilities and services

Impact upon the character and appearance of the area

CONSULTATIONS

Historic England - Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as a comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

TDC Conservation Officer - Crumps Farm is a complex of listed, industrial and out building properties located within the St Nicholas at Wade conservation area, a short distance from the main village thoroughfare. This application looks to redevelop the site as whole, demolishing modern functional aspects and then constructing more design conscious residential dwellings.

Thanet's Local Plan, policy HE02, states within Section 7 'The character, scale and plan form of the original building are respected and the development is subordinate to it and does not dominate principal elevations.'

NPPF Section 16, Paragraph 197 states, In determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation as well as (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Under the Listed Buildings and Conservation Areas Act 1990, Section 16 Paragraph 2 it states In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Reviewing the design and access statement the general principle of this application is that where possible the existing fabric is going to be retained where possible and incorporated into the development alongside new features which would not appear out of context in the same setting. Where fabric is failing or past repair a sympathetic or industrial choice has been made in order to reflect the scheme that was approved throughout the rest of the site. Given the nature of the buildings being reinstated and their industrial and functional past, this approach is supported and deemed appropriate and positive. It is clear throughout images included as part of the application, as well as the site visit, that if no action is taken these buildings will degrade further and will likely fail at some point and become unusable.

More specifically the listed barn has been very much treated in the manner discussed above. Features which are currently lost or failing are to be reinstated whilst the main structure and fabric of the barn will remain as it is just incorporated into the scheme. There is no requirement for the removal of the detailed timber frame in order to add an additional floor to the property which is positive, with all remaining lower bays staying intact too. Elsewhere in the scheme newly proposed properties are reflective of the form and palette already in existence across the site and therefore considered to form a cohesive and balanced appearance.

The design approach to the proposed redevelopment appears to be thoughtful of the constraints of the site whilst reflective of the land's agricultural past and functional use. These design principles have not only been applied to the buildings themselves but also any proposed smaller outbuildings and garages. the existing and proposed boundary treatments,

hard surfaces and generalised landscaping. All of which combined result in a cohesive scheme which appears appropriately in the context of the existing listed farmhouse whilst retaining character and a clear definitive influence.

The surrounding conservation area will be somewhat impacted by the proposed changes as part of this development due to the nature of change within its context. With that being said the conversion of these properties ensures their future use and maintenance, ultimately improving the external outlook of the site and as such its setting and appearance in the context of the surrounding conservation area.

Overall I would consider the setting and the appearance of the main listed property preserved and improved by the proposed scheme. Whilst the additional assets of historical importance sympathetically converted, ensuring their sustained maintenance and use as part of the farm complex. As such I consider that local and national legislation has been complied with and I do not object to the application proposed.

If this application was to be approved I would suggest conditions providing samples of any external materials alongside a schedule of detailed drawings for the windows as well as a finalised landscaping and hardstanding plan.

Southern Water - Please see the attached extract from Southern Water records showing the approximate position of our existing combined sewer in the immediate vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter combined sewer requires a clearance of 3 metres on either side of the combined sewer to protect it from construction works and to allow for future access for maintenance.
- No development or new tree planting should be carried out within 3 metres of the external edge of the combined sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public combined sewer.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewer.
- All existing infrastructure should be protected during the course of construction works.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for a new connection to the public sewer to be made by the applicant or developer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

COMMENTS

This application has been called in to the Planning Committee for a decision by Councillors Reece Pugh and Abi Smith with concerns about increased traffic, the impact upon biodiversity, trees, heritage assets, highway safety, the local community and services.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when 'considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Paragraph 197 of the National Planning Policy Framework requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets , and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF requires that where a development causes substantial harm, or less than substantial harm but where the harm is not outweighed by public benefit, permission should be refused.

Policy SP36 of the Thanet Local Plan states that "The Council will support, value and have regard to the historic or archaeological significance of Heritage Assets.."

Policy HE03 of the Thanet Local Plan states that; "Proposals that affect both designated and non-designated heritage assets, will be assessed by reference to the scale of harm, both direct and indirect, or loss to, the significance of the heritage asset in accordance with the criteria in the National Planning Policy Framework."

The grade II listed barn in the centre of the site is constructed from a timber frame on a flint and brick base and weatherboarded with corrugated iron. This barn would be converted to a five bedroom and a four bedroom dwelling. Both dwellings would be set over two floors and the main living spaces would be open plan. There is no existing first floor within the building or any significant internal subdivision.

It appears that there have been alterations and repairs to the barn over the years although large sections of the timber frame remain. No timber floor remains within the building and the cart doors appear to have been increased in size. The building has been unused for a significant period of time and is in a poor condition.

Historic images of the barn appear to show a tiled roof and timber cladding to the walls. These images also show pitched roof midstreys on the southern side of the barn

Externally the corrugated roof would be replaced with Kent Peg Tiles and the corrugated weatherboarding would be replaced with black timber weatherboarding. The brick and flint plinth would be repointed and the pitched roof midstreys would be reinstated to the southern

side of the building. The existing attached outbuildings at the eastern end of the property would be demolished and doors and windows would be inserted around the building. Conservation style rooflights would be inserted in the pitched roof.

The replacement of the roof and wall coverings along with the installation of replacement pitched roof midstreys would be significant alterations to the design and form of the building. These alterations would however give the building a traditional appearance and given the historic images showing a similar appearance, these alterations are considered to preserve the significance of the listed building.

The installation of doors and windows around the building would alter its appearance from a functional barn to residential. Where there are existing openings these would be used for the new openings, however a number of these would be enlarged. The proposed openings would be constructed from timber, with large areas of glazing and have a vertical emphasis. On the northern side of the building recessed porches would be created with new barn doors that would be pinned open. Given that the external materials are being replaced, the insertion of these doors and windows would result in limited alterations to historic fabric. The harm resulting from the domesticated appearance that would result from the installation of doors and windows would need to be weighed against the benefits of the scheme.

The repointing of the brick and flint plinth around the building would help to preserve this section of the building and would be conditioned to be completed using lime mortar and matching pointing techniques.

Two flues would be inserted into the roof. These would be painted black and are limited in scale.

Internally the building would be divided into two, with plot 8 occupying the eastern third and plot 9 occupying the western two thirds. Internally there is currently no significant subdivision to the building. The proposed ground floor plans for both dwellings would include large open plan living areas and a double height space over the entrance. Internal walls would be formed around the northern and eastern ends of each dwelling to create ground floor rooms. The first floor would comprise a new structure and the proposed rooms would be set in the roof. The submitted plans and sections indicate that the existing beams and frame would be retained within the building. The internal subdivision of this barn would result in a significant alteration to its internal form, although the retention of the frame, large open plan areas and a double height space would allow some appreciation of the previous use and form of the barn to be retained.

The Dutch Barn to the north of the listed barn and the cottage and attached barn to the east would be retained on the site and converted to dwellings. These buildings are visible in the historic photos submitted with the application.

The store buildings on the southern boundary of the site would be retained and converted for use in association with plots 7, 8 and 9. All other existing buildings on the site would be demolished. The removal of the large agricultural buildings and the store buildings between the listed barn and the barn and cottage is considered to be a significant benefit to the site

through the creation of space around the listed and historic buildings and the removal of the modern structures.

The cottage and attached barn are historic elements on the site, however both appear to have been significantly altered and the barn is in a poor condition.

This application would remove the extensions to the cottage and restore it to a single dwelling. A new extension would be erected on the northern side of the cottage. This would be constructed with timber weatherboarding to the elevations and a brick plinth and Kent Peg tile roof to match the existing property. The existing UPVC windows and doors would be replaced with timber doors and windows. The change of use back to a single dwelling, the removal of the existing side extensions and the replacement of the UPVC windows and doors with timber is considered to be a significant improvement in the appearance of this building. The proposed extension would alter the form of the building, however it would project to the north away from the listed and attached barn and is considered to be of a scale and form that is appropriate for the age and character of the building.

The barn attached to the cottage would be treated in a similar manner to the listed barn with the corrugated roofing and cladding being replaced with Kent Peg tiles and black timber weatherboarding. This building would also be subdivided into two dwellings and new openings would be installed around the building. Currently there is some division between the northern and southern sections of the barn and this would remain as the division between the proposed dwellings. As with the listed barn historic features such as the internal frame would be retained, however the subdivision and the proposed openings would reduce the appreciation for the previous use and create a domestic appearance.

The existing Dutch barn to the north of the listed barn would be retained and converted to two dwellings. This building is in a significant state of disrepair, however the existing frame and concrete footings would be retained and repaired along with the timber restraints and steel cross beams. The existing corrugated sheeting covering the building is in a poor state or repair and would be replaced with dark steel cladding to match the existing. There are a number of openings in the corrugated metal of the building that are covered with corrugated plastic. These openings would be used to form the new openings, however some additional openings would be formed around the building. Again the subdivision of this building would alter its form and create a domestic appearance to this farm building.

Two new dwellings would be erected on the site (Plots 1 and 4). These would not be attached to any listed or historic buildings and, therefore, do not require listed building consent. The impacts of these new build dwellings would be considered as part of application reference F/TH/23/0236.

The Council's Conservation Officer has reviewed the application and has considered that the design approach to the redevelopment appears to be thoughtful of the constraints of the site whilst reflective of the land's agricultural past and functional use and that this approach has not only been applied to the listed buildings but also the small buildings and landscaping around the site. The Conservation Officer acknowledges that there would be an impact that would result from the works and the change of use of the site, however due to the

sympathetic conversion of the buildings and the ongoing maintenance of the site has raised no objection to the development.

This development would significantly alter the character of the site from an agricultural use to a domestic use and result in some significant alterations to historic buildings, however this proposal is considered to result in a number of significant benefits. A number of modern and unsympathetic buildings would be removed from the site improving the setting of the historic buildings on the site. The replacement of the materials and the external reconfiguration of the remaining buildings on the site would restore historic designs and appearances and add to the significance of these properties. The reuse of the buildings would help to ensure that the buildings are preserved for the future. It is considered that whilst the proposed alterations to the buildings are significant, they have been planned in a sensitive and sympathetic manner, and the resulting harm would be less than substantial. The public benefits of restoring traditional materials and features to the historic buildings is considered significant and the preservation of the buildings and the arrangement of the site for the future is also considered to carry great weight. Given these public benefits the resulting harm is considered to be outweighed and this proposal would comply with the guidance in the National Planning Policy Framework relating to heritage assets and Policies SP36 and HE03 of the Thanet Local Plan.

Other Matters

The impact of the development upon public right of way, farmland, water and drainage infrastructure and local facilities and services is being considered as part of application reference F/TH/23/0236 and cannot be considered as part of this application.

Conclusion

The proposal is considered to result in public benefits which outweigh the impact of the development on the significance of the group of Listed buildings, in accordance with paragraph 202 of the National Planning Policy Framework and Policy HE03 of the Thanet Local Plan.

Case Officer

Duncan Fitt

