

REFERENCE NO – 21/506664/FULL		
APPLICATION PROPOSAL Demolition and rebuilding of the existing barn to provide a 3 bedroom dwelling including rear pavilions linked by glass link. Re-routing and alteration of existing road access to allow separate access to house and barn and associated landscaping (<i>description revised to reflect the update to the previous report</i>).		
ADDRESS Rosehill, Vanity Lane, Linton, Maidstone ME17 4BP		
RECOMMENDATION Grant planning permission subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION Given the proposed visual, landscape, and ecological benefits and the rebuilding of an important historic barn, it is concluded on balance, that the public benefits of the proposal outweigh the harm resulting from the unsustainable location for a new dwelling..		
REASON FOR REFERRAL TO COMMITTEE The proposed new dwelling is a departure from local plan policy SP17.		
WARD: Coxheath and Hunton	PARISH COUNCIL: Linton	APPLICANT Mrs Naomi Connell AGENT Altaras Architecture Ltd.
CASE OFFICER: Tony Ryan	VALIDATION DATE: 10/01/2022	DECISION DUE DATE: 02/09/2022
ADVERTISED AS A DEPARTURE: Yes		

1. BACKGROUND

- 1.01 This planning application was reported to Planning Committee on 21 April 2022 where officers recommended approval subject to planning conditions. The committee report for this earlier meeting is attached as an Appendix.
- 1.02 The application was deferred and the approved minutes for the Planning Committee meeting on the 21 April 2022 are as follows:
- a) *bring forward an exemplar scheme with a design as close to the original building as possible.*
 - b) *making as much use of the existing building materials as possible.*
 - c) *re-examination of the design (in particular the glass link)*
 - d) *incorporation of renewable energy generation measures.*
 - e) *above standard ecological measures such as boundary treatments (gaps under fences) and timber piles etc. in addition to those referenced in the report.*
- 1.03 In response to the issues raised by members, the applicant has provided revised drawings and additional information as follows:
- Revised drawings to incorporate the changed made in the use of the materials and landscape scheme:
 - Landscape management plan
 - Landscape revised drawing
 - Re- used materials assessment report
 - 3d visualisation of the proposed structure of the re-built barn to incorporate existing salvageable materials
 - Energy and sustainability statement

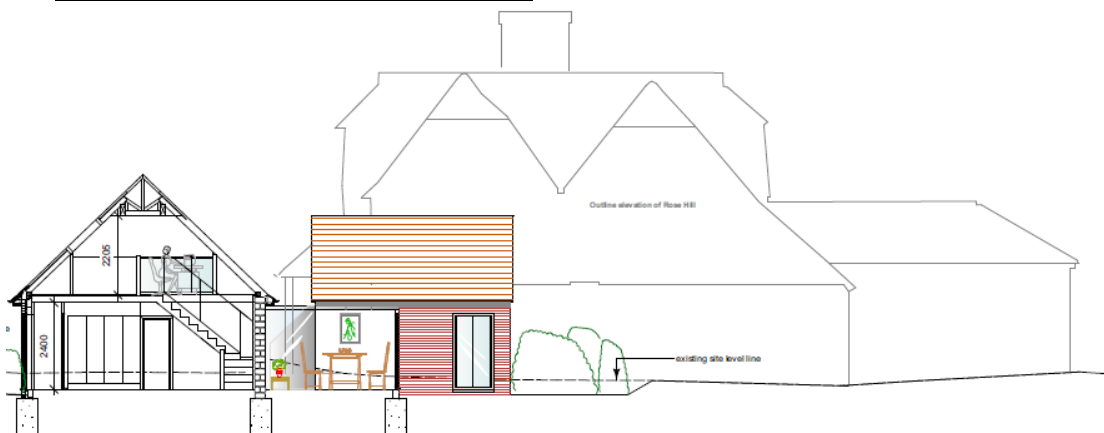
1.04 The submitted revised drawings and additional information is set out further in the following assessment.

Comparison cross section – (existing, April 2022 and redesigned images)

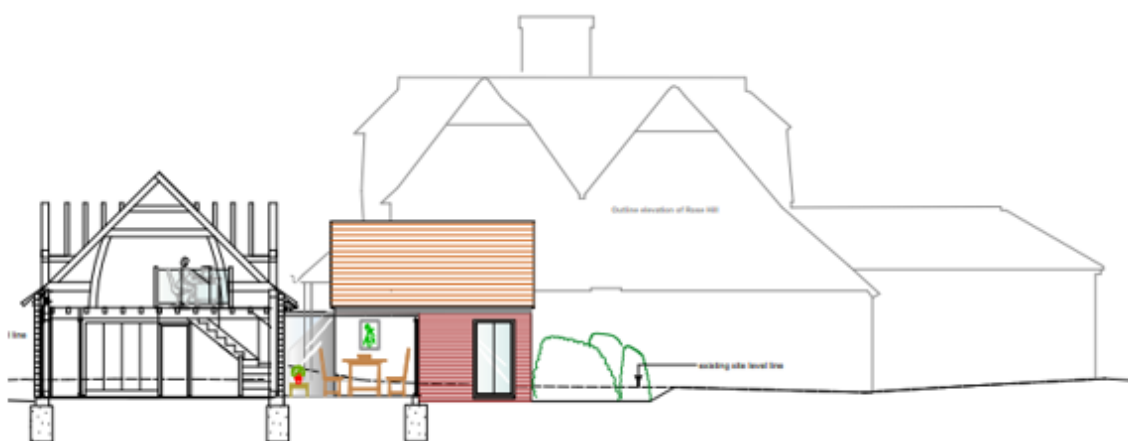
- Existing cross section



- Proposed cross section (April 2022)



- Proposed cross section redesigned



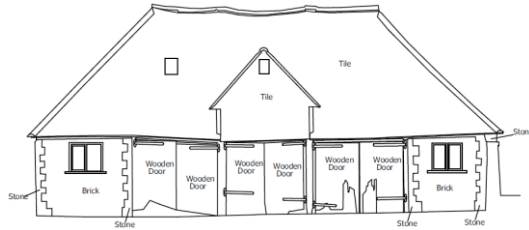
a) bring forward an exemplar scheme with a design as close to the original building as possible.

1.05 In terms of the existing structure the applicant advises "There is extensive damage in all of the structural elements of the barn. The stone walls are cracking significantly, and the timber structure in particular is significantly decayed. Furthermore, much of the decaying and rotting timber is not of particular historic interest having been

clearly patched over time with non-historic wood forming much of the internal structure”.

- 1.06 The replacement barn has been designed to replicate the current barn through the reuse of the original materials to clad the new oak framed building. Where necessary reused materials will be supplemented by reclaimed materials. The external surface materials (supplemented where required by reclaimed materials) viewed from Vanity Lane will be the same as the current barn with the use of brick, stone and Kent peg tiles.
- 1.07 The internal structure will also incorporate elements of the existing timber structure elements into the non-structural walls. The document entitled Maytum Barn materials explains the proposed approach to the reuse of materials and the document entitled Oak Frame 3D shows images of how this will be achieved.

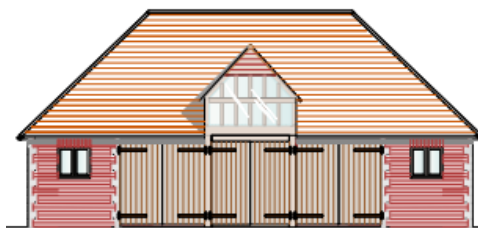
Front elevation comparison – (existing, April 2022 and redesigned images)



Existing front elevation



Proposed front elevation (April 2022)



EAST ELEVATION (PROPOSED) shutters shown

Redesigned front elevation

b) making as much use of the existing building materials as possible.

- 1.08 The applicant has carried out an assessment of each of the elements of the current barn and following this has put forward a proposed approach to reusing the materials.
- 1.09 The applicant has highlighted that due to a significant quantity of damaged materials, materials will need to be supplemented by reclaimed materials. As an example, in addition to the existing on site materials, broken tiles will need be supplemented with similar reclaimed historic Kent peg roof tiles.
- 1.10 The applicant has carried out an assessment of the existing building materials and has concluded that "*...more than 90% (92%) of the historic and non-rotten materials will be re-used... including all of the stone...*". It is highlighted that approximately 40% of the existing building materials are either rotten, broken or non-historic in nature.
- 1.11 A planning condition is recommended to state that a total of 92% of the total historic and non-rotten materials in the existing building will be reused. The condition will

also state that reclaimed materials will be used in place of rotten and non-historic materials.

c) re-examination of the design (in particular the glass link)

1.12 A re-examination of the design has been undertaken in consideration of the concern raised at the committee in respect of the flight path of birds.

1.13 This process has resulted in the removal of the glass gable ends for each of the pods. The glass link now incorporates a metal roof and bird proof glass will be used in the construction of the link which will ensure that there are no risks to birds in this construction.

d) incorporation of renewable energy generation measures.

1.14 In response to the concerns of members the applicant has submitted additional information in an energy statement. The energy statement sets out the provision of the following measures in the construction and use of the proposed building:

- Heat pumps for the provision of underfloor heating and hot water
- High thermal mass
- Air tightness and natural ventilation
- Solar heat gain and heat loss reduction

e) above standard ecological measures such as boundary treatments (gaps under fences) and timber piles etc. in addition to those referenced in the report.

1.15 The submitted Biodiversity Enhancement and Landscape Management and Maintenance Plan includes a range of ecological measures to be introduced on the site. These include the following:

- native species planting and native hedging on the west and part of the south boundaries, while other boundaries to the north will have chestnut fencing to match existing.
- a large part of the bank and sloped areas will be allocated to a wild garden, where native species will be encouraged. The construction of the new extension's roofs will also ensure that features for swifts and house martins will be incorporated in the construction of the barns.
- A diverse range of local native plants and fruit trees will attract a range of insects. In addition to the existing wild plum (damson) trees on the land a variety of native fruit trees including cherry, apple and pear will be planted with some trained along the walls, to provide early blossoms with nectar for pollinators emerging from hibernation
- A stumpery (old tree stumps that are piled up on a bank to create insect homes), various piles of rocks and wood will be established to provide good insect habitat and also encourage the growth of fungi, alongside the provision of swift boxes, a hedgehog home and other appropriate nesting areas to encourage wildlife.
- The provision of diverse habitats. The pond area will be wetlands, and the wooded area will have a shady area that can be planted with woodland flowers to attract woodland species. There will also be some dry areas – again attracting different types of insect as well as an area of wild grass meadow.
- The provision of a minimum of 5 different bird boxes in different locations in the garden will enable different species to readily find a home in the landscape. This includes boxes for swifts and house martins to be included under the eaves of the rooves, and more traditional bird boxes for blackbirds, blue tits, robins and sparrows to be placed on newly planted and existing trees
- The hedgehog nesting box will be set in the North Eastern corner of the garden above the stumpery described in point 18 below. This is an area quite high up the slope and where people are less likely to disturb the nesting hedgehogs. The

area is relatively close to the edible vegetable patch where a range of insects will be found and set in an area with longer wild grass which is the preferred habitat of the hedgehog as this also attracts a variety of insects upon which the hedgehog will feed.

- The use of old tree stumps to create a significant insect habitat will be incorporated into the area to the north-east above the patio viewing platform and below the hedgehog nesting box. This will in particular encourage insects and reptiles such as slow worms. There are already a number of old tree stumps at Rose Hill and these will be transported to this location. Rose Hill gardens already includes a stumpery elsewhere in the garden and the pictures shown above are from the existing Rose Hill stumpery which was created only a few years ago.

2. CONCLUSION

- 2.01 Whilst the site is located in an unsustainable location for new dwelling, given the visual, landscape, and ecological improvement to the site, and the rebuilding of an important historic barn, it is concluded on balance, that the public benefits of the proposal outweigh the harm of unsustainable form of development.
- 2.02 For the reasons set out in this report in relation to the heritage value of preserving a building in this location, the proposal overall will provide a benefit for this location. It is recommended that planning permission is granted subject to conditions. The conditions listed below have been updated to reflect the revised and additional information submitted by the applicant since the application was last considered in April 2022.

3. RECOMMENDATION

GRANT PLANNING PERMISSION subject to planning conditions

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:
NC/RH/P/EX01 Existing site survey
NC/RH/P/EX02 Existing barn survey
NC/RH/P/EX01 Existing site plan
AA/RH/01 B Tree Constraints Plan
NC/RH/P01C Proposed site plan
NC/RH/P02C Proposed ground and mezzanine plan
NC/RH/P03C Proposed elevations,
NC/RH/P04A Existing and proposed Sections
NC / RH/P05 Window and Door Details
NC / RH/P06A Landscape scheme
NC/PH/P07A Proposed materials
Proposed block plan revision B
Structural Survey
Preliminary Ecological Appraisal
Biodiversity Enhancement and Landscape Management & Maintenance Plan
3d visualisation of the proposed structure of the re-built barn to incorporate existing salvageable materials
Energy and sustainability statement
Design and Access Statement
Reason: To clarify which plans have been approved.

- (3) The development hereby approved shall not commence until a photographic and descriptive record in accordance with level 2 of Historic England's document entitled "Understanding Historic Buildings A Guide to Good Recording Practice" has been submitted to and approved in writing by, the local planning authority. The approved descriptive record shall also be submitted to the relevant Historic Environment Record.
Reason: To ensure that any evidence of historic significance is appropriately recorded.
- (4) The development hereby approved shall not commence until tree protection in accordance with the current edition of BS 5837 have been installed on site. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development
- (5) The development hereby approved shall not commence until a method statement for the demolition and/or construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of measures to avoid dust nuisance, storage of materials to be reused, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.
Reason: To ensure the construction of development does not result in highway safety.
- (6) After the demolition works hereby approved have been undertaken and prior to the commencement of any rebuilding works, the following details shall be submitted to and approved in writing by the local planning authority:
a) Written record of salvaged external materials salvaged from the demolished building that will be reused in the development hereby approved.
b) Scaled plans showing where the salvaged external materials will be reused.
The development hereby approved shall be constructed using the approved materials and maintained as such thereafter.
Reason: To ensure a high quality appearance to the development and to protect the fabric, appearance, character and setting of the heritage assets.
- (7) A total of 92% of the total historic and non-rotten building materials in the existing building will be reused as part of the approved works. In place of rotten and non-historic materials the new building will use reclaimed materials.
Reason: To ensure a high quality appearance to the development and to protect the fabric, appearance, character and setting of the heritage assets.
- (8) After the demolition works hereby approved have been undertaken and prior to the commencement of any rebuilding works, the following details shall be submitted to and approved in writing by the local planning authority:

- a) Methodology statement for rebuilding of walls, to include proposed materials, finish, colour, treatments (bedding details, mortar mix, pointing etc.)
 - b) Sample brick panel (including decorative work such as corbeling) to be erected on site and retained there until substantial completion
- The development hereby approved shall be constructed using the approved materials and maintained as such thereafter.

Reason: To ensure a high quality appearance to the development and to protect the fabric, appearance, character and setting of the heritage assets.

- (9) The replacement materials to be used in the development hereby approved shall be as indicated on the approved document number NC/PH/P07A 'Proposed Materials'.
Reason: To ensure a satisfactory appearance to the development.

- (10) Notwithstanding details on drawing NC/RH/P05, the rebuilding of the barn hereby approved shall not commence until large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority

1. Reused and new internal joinery
2. Reused and new external joinery
3. Conservation rooflights and method of fixing

The development shall be carried out in accordance with the approved details

Reason: To ensure the appearance and the character of the building are maintained.

- (11) The construction of the barn hereby approved shall not commence above ground level until a strategy to deal with foul and surface water is submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with the NPPF.

- (12) The development shall be implemented in accordance with the approved Biodiversity Enhancement and Landscape Management and Maintenance Plan prior to first occupation of the approved dwelling and all features shall be maintained thereafter. The development shall proceed in accordance with the conclusions of the submitted preliminary ecological appraisal and the Biodiversity Enhancement and Landscape Management & Maintenance Plan.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

- (13) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interests of amenity

- (14) Notwithstanding the submitted details, the construction of the barn hereby approved shall not commence above ground level until a landscape scheme designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012) has been submitted to and approved in writing by the local planning authority. The scheme shall use all native species as appropriate, no sycamores and no plastic guards, and show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. It should demonstrate the ragstone wall to the front of the dwelling to be retained and materials reused. It shall also provide details of replacement planting to mitigate any loss of amenity and biodiversity value, and include a plant specification, implementation details, a maintenance schedule and a [5] year management plan. [The landscape scheme

shall specifically detail the tree line which is proposed to be retained and expanded as indicated by the applicants supporting statement and provide screening where possible to the dwellings to the north].

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- (15) The approved landscaping scheme shall be in place at the end of the first planting and seeding season (October to February) following first occupation of the building hereby approved. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first use of the building, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- (16) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework (NPPF).

- (17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A, AA, B, C, D, E and F to that Order shall be carried out to the new dwelling hereby approved without first obtaining the permission of the Local Planning Authority.

Reason: To safeguard the character and appearance of the development and the enjoyment of their properties by prospective occupiers.

- (18) The areas shown on the submitted Proposed Site Plan, No. NC/RH/P01C, as a turning area, car parking spaces and driveway for the new dwelling hereby approved shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling hereby permitted.

Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.

- (19) Prior to first occupation of the dwelling hereby approved one electric vehicle charging point shall have been installed for the benefit of the occupier of that dwelling with the charging point thereafter retained for that purpose.

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with the NPPF.

- (20) The renewable energy equipment building sustainability measures outlines in the submitted energy and sustainability statement shall be in place and where relevant installed and ready for use prior to first occupation of the dwelling hereby approved. The renewable energy equipment building sustainability measures shall be retained thereafter.

Reason: To promote the reduction of CO2 emissions through the reduction in energy use and use of renewable energy.