

Our Ref: SD/31096

The Planning Inspectorate
3C
Temple Quay House
2 The Square
Bristol
BS1 6PN

Date 3rd April 2019

Dear Mr Borsos

Appeal by Mr and Mrs Clive Robus

The Barn Evington Park Elmsted Ashford Kent TN25 5JH

In reply to your letter dated 21st March, I would make the following comments in respect of the LPA's statement.

Although the Places and Policies Plan has been submitted for examination, this has not yet taken place and therefore the plan and its policies can only be afforded limited weight.

The council continue to refer to the building as an historic barn, however as set out in the appellant's statement the building has been significantly rebuilt and little of its historic fabric remains. However, the overall impact of the works, if the historic merit of the building is accepted, is minimal as a non-designated heritage asset it would clearly results in less than significant harm and the benefits of the work to the appellant's enjoyment of their property would outweigh the scale of any harm given the limited significance of the asset. Furthermore the extent of the alteration proposed is so modest it cannot be considered to result in any substantive degradation of the character and scenic beauty of the Kent Downs Area of Outstanding Natural Beauty.

I trust that these comments will be forwarded to the Inspector and taken into account when considering the appeal.

Yours sincerely

Steve Davies

Steve Davies BA (Hons) Dip UP MRTPI

For and on behalf of

Hobbs Parker Property Consultants LLP

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