

OFFICERS REPORT

Application No: Y19/0405/FH

Location: 39 High Street New Romney Kent TN28 8BW

Proposal Listed Building Consent for replacement windows and doors and alterations to internal layout.

ASSESSMENT

Performance data:-

Date application valid: 04/04/2019

Applicable 8/13/16 week target date: 30/05/2019

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? Y

If Yes, revised 8/13/16 week target date: 04/06/2019

Is the application being determined after 26 weeks without a PPA or a PEA? N

SITE

39 High Street is currently a Pilgrims Hospice shop on the ground floor with living accommodation above. It is situated on the south side of the High Street (the A259) which passes through the centre of New Romney and is close to the centre of the town, about 50m north of St Nicholas's Church.

The core of the building is C16th with a steep tiled roof parallel to the street with the front elevation later, possibly very early C18th of five bay windows, with the original sash boxes but these modified by inserted Victorian sashes, with a heavy painted timber modillion eaves cornice and a good door case with pediment and fanlight at the west end (now disused and closed up).

At the rear of the property, the roof was originally a catslide descending to a single-storey but various extensions now extend out of the roof plane. A 2-storey gabled extension on the east side is possibly C18th but the first floor extension on the west side, with its own pitched roof, is not original, added into the catslide in possibly, the 1920s. An additional long flat-roofed 1960's dormer provides additional space to an attic room.

A further low-grade single-storey extension with a corrugated roof extends back on the west side of the rear area, forming an extension to the shop. The rear yard area is generally used as parking and a service area for the shop.

The Georgian street frontage was significantly altered by a 1960s shopfront which has removed all of the windows at ground floor level, leaving the just the original door case which is redundant and closed up. Internally the ground floor is all stripped out and contains little of historic interest.

SITE VISIT

A site visit was carried out on the 23.04.2019 where the site and proposed developments were viewed from the surrounding streetscene of the High Street to the front and the service yard from the rear. The proximity to neighbouring properties and the character of the area was considered.

PLANNING HISTORY

No recent relevant planning history.

PROPOSAL

The proposal is for listed building consent (with an accompanying planning application for the change of use and conversion of the property from existing shop with living accommodation above to a shop on ground floor and self-contained dwelling on first and second floors) for replacement windows and doors and alterations to the internal layout.

The proposal involves the conversion of the upper storey to a single four bedroom flat, which will include the following internal alterations:

- o The removal of non-original partitions and the erection of a new stud partition under an existing steel beam to create a bathroom in the former rear kitchen, and a dressing area within the existing rear (west) bedroom.
- o The removal of internal partitions to form a kitchen/dining room within the gabled rear extension, currently housing a bathroom, WC and internal hallway area.
- o Replacement of the existing modern main access stair with a new staircase in a slightly amended position.
- o Removal of a door to the current kitchen, but retaining the frame, the door will be re-used for the bathroom.
- o Provision of a new small plank door to an existing opening to the study, an area located off the living room.
- o Various works required to upgrade the party wall and floor structures with additional sound and thermal insulation.
- o At ground floor level the party walls to the shop will be upgraded.

Externally the proposals involve:

- o Replacing 2 casement windows at attic level.
- o Reinstatement of 2 multi-pane sash windows in the gabled south-east elevation to the size indicated by the existing wall framing.
- o Replacement back door.

The shop accommodation is unchanged.

CONSULTATION RESPONSES

Consultation responses are available in full on the planning file. The main points raised are summarised below.

New Romney Town Council - No objection.

Conservation Officer - No objection subject to the following conditions (please refer to full comments on file).

- o Details of the proposed external doors and windows, internal doors, frames, architraves and skirtings - scale 1:10 or 1:20 and 1:1 or 1:2.
- o All joinery to be painted finish.
- o Details of the replacement staircase.
- o Details of the method of upgrading the acoustic, thermal or fire performance of party walls or floors, (where this is being considered) to be provided prior to the work in question being carried out.

REPRESENTATIONS

No representations have been received.

PUBLICITY

Neighbours notified by letter. Expiry date 25/04/2019

Site notice displayed. Expiry date 09/05/2019

Advertised in press. Expiry date 09/05/2019

RELEVANT POLICIES

Local Plan Review Saved Policies: SD1, BE5.

Core Strategy Local Plan: DSD.

Places and Policies Local Plan Submission Draft: HE1

The Submission draft of the Places and Policies Local Plan (February 2018) was published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations (2012) for public consultation between February and March 2018. The Plan was submitted to the Secretary of State for independent examination in September 2018. Accordingly, it is a material consideration in the assessment of planning applications in accordance with the NPPF, which confirms that weight may be given to policies in emerging plans following publication (paragraph 48). Based on the current stage of preparation, and given the relative age of the saved policies within the Shepway Local Plan Review (2006), the policies within the Submission Draft Places and Policies Local Plan (2018) may be afforded weight where there has not been significant objection.

NPPF 2019

APPRAISAL

The issue to be considered in the determination of this application for LBC is whether the proposal meets the statutory requirement of having special regard to preserving the special character of the LB.

Impact upon heritage asset

The building is grade II listed. Upon determining this application the Council has a statutory duty to consider the desirability of preserving the special character of the LB. The alterations will not result in the loss of any important parts of the building nor traditional fabric. Moreover conversion and bringing back into use the upper floors of the building is to be welcomed, they

are currently underused and to a large degree derelict. Their permanent change of use to a self-contained apartment is the subject of application Y19/0404/FH.

The changes to the internal layout and doors are quite minor and not significant in historic buildings terms and as such acceptable which conserves the historic integrity of the heritage asset in accordance with saved Local Plan Review policy BE5.

The main internal changes on the first floor involve the removal of partitions to form a kitchen/dining room and the insertion of partitions under the beam crossing the (existing) kitchen and bedroom on the west side. This is a more appropriate approach as it helps minimise the effect and appearance of the existing beam and the revised arrangement is considered an improvement over the current arrangement.

A staircase (not original) leads from the rear of the property up to the first floor level, which is currently used as storage but was originally residential. The staircase is in a very run down and dilapidated condition and has no historic merit. The proposal provides for a replacement staircase in broadly the same location which is considered an acceptable and appropriate development.

The proposal does seek the removal of a number of original doors which would be re-used elsewhere in the building, further details do need to be provided in terms of the new door linings and for the proposed small door between the living room and study area, these would be reserved by condition.

Externally the changes refer to the rear and not the principle front elevation of the building. The proposed amendments to the rear are considered to be appropriate and sympathetic, largely seeking to replace existing arrangements or reinstate the original features that have either been altered or covered up over the intervening years. The proposals see the attic casements replaced with traditional six pane casements, flush fitted to the frames (in line with suggestions at the pre-application stage). The existing upper window in the gable is narrow and modern, possibly reduced in width when the internal partition was inserted. This window will be replaced by a larger 8/8 pane sash window designed to fit the original opening, which is considered likely to have survived under the existing cladding and plasterboard. The revised rear elevation is therefore considered to be an improvement over the existing.

The Conservation Officer has raised no objection subject to conditions and therefore the development is considered to make an improvement that would preserve the special character and the historic integrity of the heritage asset in accordance with saved Local Plan Review policy BE5 and the NPPF.

Other

There was no need to consult the national amenity bodies in this case as the proposal did not involve any of the criteria which requires their consultation.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

PUBLIC SECTOR EQUALITY DUTY

In determining this application, regard has been had to the Public Sector Equality Duty (PSED) as set down in section 149 of the Equality Act 2010, in particular with regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it. It is considered that the application proposals would not undermine objectives of the Duty.

It is considered that the application proposals would not conflict with objectives of the Duty.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Adam Tomaszewski Position: Senior Planning Officer Date: 30/05/2019

Report and draft decision notice agreed and passed to admin to issue decision.

Name: D Campbell Position: DM Team Leader Date: 04.06.19