

Officer Report

Application No.	20/0339/FH/CON
Site Address	WEALDEN HOUSE, NORTH ELHAM HILL, ELHAM, CANTERBURY, CT4 6UY
Officer Name	Piran Cooper
Proposal	Application for the discharge of conditions 3 (Roof Details), 4 (Construction Details), 5 (Joinery Details) & 6 (Material Sample) from planning approval Y19/0345/FH (Listed building consent for the construction of a part covered external staircase to cellar and lowering external ground levels. Internal alterations including removal of trap hatches to cellar and alterations to enlarge entrance hall).

Recommendation

Report Number	RD-421414
Recommended Decision	Recommended to be Approved
Recommendation Date	29 April 2020

Report

20/0339/FH/CON - WEALDEN HOUSE, NORTH ELHAM HILL, ELHAM, CANTERBURY, CT4 6UY

Date 28th April 2020

Application for the discharge of conditions 3 (Roof Details), 4 (Construction Details), 5 (Joinery Details) & 6 (Material Sample) from planning approval Y19/0345/FH (Listed building consent for the construction of a part covered external staircase to cellar and lowering existing ground levels.

Internal alterations including removal of trap hatches to cellar and alterations to enlarge entrance hall.

Condition 3

Details of the construction of the extension roof, support posts and plates at a scale of 1:5 or 1:10 shall be submitted to and approved in writing by the local planning authority prior to the commencement of works. The works shall then be carried out in accordance with the approved details.

Reason: To ensure that the works to be undertaken are sympathetic to the listed building.

Refer to detail Drawing – Roof Structure and Handrail Details - Drwg: WHE/0219/04

Comments

The roof construction details shows a traditionally detailed pent roof with traditionally shaped sprocket ends to the oak rafters.

Condition 4

Constructional details and finishes of the proposed external staircase shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works shall then be carried out in accordance with the approved details.

Reason: To ensure that the works to be undertaken are sympathetic to the listed building

Refer to detail Drawing – Cellar Staircase Details - Drwg: WHE/0219/03

Comments

The application drawings show a nice clear detailed section and plan of the proposed external staircase and stair, with an open pent roof over. The steps down are in York Stone with a simple iron handrail.

Condition 5

Joinery details of the cellar door and frame at a scale of 1:1 or 1:2 and 1:5 shall be submitted to and approved in writing by the local planning authority prior to the commencement of works. The works shall then be carried out in accordance with the approved details

Reason: To ensure that the works to be undertaken are sympathetic to the listed building.

Refer to detail Drawing – Plank Door Details - Drwg: WHE/0219/05

Comments

The door details shows planking faces to a conventional solid core door blank – no doubt for security purposes but both the external appearance and the internal face of the door with applied ledges appears entirely traditional and acceptable.

Condition 6

Samples of the bricks to be used within the works hereby permitted shall be submitted to and approved in writing by the local planning authority prior to the commencement of works. The works shall then be carried out in accordance with the approved details

Reason: To ensure that the materials are sympathetic to the existing house

Comments

In an email exchange 29.02.04 between Mr T. Ellis, the Agent/Architect, Mr P. Cooper, the Planning Officer and Mr C. Bowley, the Conservation Architect the brick choice for the scheme was agreed. The critical content of these emails is available to view on file.

The bricks are manufactured by WT Lamb – 60mm red rubber brick

<https://www.lambsbricks.com/products/bricks-pavers/bricks/handmade-rubber-range-light-medium-multi-facings>

The bricks will be laid in Flemish bond with a header-on-edge capping course.

Conclusion

It is considered that the provisions made by the agent/ architect in response to Conditions 3,4,5 and 6 of 20/0339/FH/CON protect the historic characteristics of the building, whilst facilitating modifications that will improve its use as home have been met.

This satisfies the requirements of national and local policy, as such is considered that these conditions can be discharged.

Suggested Informatives (4)

1

Drawing No: WHE/0219/04 is considered acceptable pursuant to the requirements of Condition 3 (construction details of roof, support posts and plates).

2

Drawing no: WHE/0219/03 is considered acceptable pursuant to Condition 4 (construction details and finishes of external staircase).

3

Drawing no: WHE/0219/05 is considered acceptable pursuant to Condition 5 (joinery details of cellar door and frame).

4

The details set out within the e-mails from Tim Ellis Architects dated 29 April 2020 are considered acceptable pursuant to the requirement of Condition 6 (brick sample).