

HERITAGE ASSET STATEMENT

(incorporating Design and Access Statement)

Erection of a detached single dwelling.



at
Land to the rear of
The Cinque Port Arms
Lions Road
New Romney
TN28 8BU
September 2023
Revised March 2024

For-Ward Planning Consultancy Limited

Planning Applications | Design & Access Statements | Site Appraisals | Pre-Application Submissions | Planning Appeals

1.0 INTRODUCTION

This Heritage Asset Statement has been prepared on behalf of Mr K Gregory, who is the owner and landlord of the Cinque Port Arms, High Street, New Romney. It accompanies the formal planning application and list building consent for the erection of a detached single dwelling.

2.0 PLANNING HISTORY

A search of the planning records held has revealed a series of applications relating to the public house and works to that and its boundaries, with a single application under application reference Y16/0836/SH for the erection of a pair of semi-detached dwellings on the Lions Road frontage of significant relevance. This application was ultimately withdrawn on 25th October 2016. There have been no other submissions for residential development since that time on this site.

3.0 PHYSICAL CONTEXT

The Cinque Port Arms at 1 High Street, New Romney is a Grade II listed building situated immediately on the back edge of High Street at the junction with Lions Road, which itself wraps around the sites south western and south eastern boundaries. The building is a two storey structure under a steeply pitched dual pitched roof with prominent central chimney stack. The structure is a white painted building with a painted brick plinth with decorative timber fascias and soffits. Joinery is all with timber painted sash with projecting box bay windows at first floor level and two panelled and part glazed timber doors on the road frontage. The building has a degree of symmetry with the window and door arrangement, and as such, it would appear that the pub may have extended into what may have been a former shop on the frontage also?

To the rear of the frontage the building has been altered and extended with a further two storey addition of a slightly greater scale than the host property which has then been further extended and linked to a single storey wing that is positioned immediately on the back edge of the Lions Road frontage and extends into the outdoor beer garden serving the pub. Materiality on these additions are timber cladding and brickwork respectively. Roofing materials are also varied with the frontage building being in a plain tile and the more recent additions being tiled in slate.

To the rear and enclosed by timber fencing and Lions Road is the beer garden, patio area which is on different levels and elevated above the floor level of the public house itself with stepped access up to the raised patio and grassed area where there are tables and chairs.

Lions Road is a narrow almost single width highway between the public house at the High Street junction, and running in a south easterly direction and turning at a sharp 90 degree angle and widening as it navigates to the east towards its junctions with Victoria Street and Church Road.

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There are no parking restrictions on Lions Road with on street parking a feature of the locality due in part to the building dominated setting in which this site is located.

To the south of the application site lies a further Grade II listed building (and wall) known as Mulberry House with a further Grade II listed building to the west of the Cinque Port Arms known as West Lawn. The listing descriptions of the Cinque Port Arms and the aforementioned listed buildings are all found at Appendix A.

To the east of the public house and its outdoor space lies a series of residential dwellings generally arranged in two storey pairs of semi detached or terraced properties, particularly on the northern side of Lions Road with a mixture of detached single and two storey dwellings opposite. Due to the building dominated setting within which the dwellings are located, especially those on the northern side of Lions Road and to the east of the application site, garden areas are generally modest in size and often no more than small yard areas with little or no structured soft landscaping. The anomaly to this is the pair of semi detached dwellings immediately east of the site which have the largest rear garden areas which are predominantly laid to grass with some tree planting noted.



Source – Google Maps

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The site and the wider locality is within the New Romney Conservation Area, and the application site lies towards the south western edge of the Conservation area on the periphery of the commercial core in a setting dominated by residential dwellings of varying size, scales, plot sizes and vernaculars.

High Street is a busy highway that is the principal access route New Romney from the west. The town serves the daily needs of the local communities and surrounding villages, for example with the only secondary school in the south of the district, the Marsh Academy, as well as a supermarket and a range of services and facilities on the vibrant high street. In addition, the Mountfield Road Industrial Estate in New Romney is the main industrial site for Romney Marsh

New Romney is home to a wide range of facilities and amenities and is identified as a strategic town in the Folkstone and Hythe Places & Policies Local Plan adopted in September 2020.

The Core Strategy Review more recently adopted in March 2022 confirms New Romney's role as a strategic town as being able to "accommodate significant development – in so far as consistent with maintaining historic character – appropriate to the needs of their wider hinterlands, and maintaining the viability of their local transport hubs, Town Centres and higher-order tourism, employment and public services". In this regard, it would appear that the principle of residential growth in the town would be supported in principle.

The site, along with the wider locality is flat and level with some level changes within the curtilage of the site itself but none that would seemingly impact adversely upon the resultant relationships between that which exists and that proposed.

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4.0 LOCAL AND NATIONAL PLANNING POLICY

The Revised National Planning Policy Framework (the “NPPF”) sets out Central Government’s planning policies for England and how these are expected to be applied. The NPPF was published initially in March 2012 and replaced previous Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs). The NPPF was revised with it being published in July 2018, and there have been further revisions, with the latest being July 2021.

This statement refers to the Revised NPPF for the relevant national planning guidance in respect of the proposals and the recently adopted Folkstone and Hythe Core Strategy Review adopted in March 2022 and the Folkstone and Hythe Places & Policies Local Plan adopted in September 2020.

The NPPF also carries forward the thrust of Government guidance in the Ministerial statement “Planning for Growth” by attributing significant weight in the need to support economic growth through the planning system.

The policies contained within the NPPF that are relevant to this proposal are:

- Part 2 – Achieving sustainable development
- Part 12 – Achieving well designed places
- Part 16 – Conserving and enhancing the historic environment

The main purpose of the revised NPPF, as stated at paragraph 7, is to contribute to the achievement of sustainable development. Paragraph 8 goes on to identify three dimensions of sustainable development; economic, social, and environmental which should be sought jointly and simultaneously through the planning system.

The proposed development which comprises the subdivision of the existing outdoor amenity space serving the pub seeks permission for the erection of a detached single 3 bedroom residential dwelling.

The principle of development

The revised NPPF states that developments that accord with an up-to-date development plan should be approved without delay. At the heart of the NPPF is a *“presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking”*.

The principles underpinning the NPPF identify that whilst planning should take account of the different roles and characters of different areas, support should be given to the transition to a low carbon future in a changing climate.

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Specifically in relation to the heritage impacts of the development from the national policy level, Paragraphs 194 and 195 of the Revised National Planning Policy Framework (NPPF) require applicants and the Local Planning Authority to recognise and respect the Heritage Asset. These paragraphs state:

“194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Policy 197 of the NPPF also states that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of the Heritage Assets. Furthermore, the same policy advises that the Local Planning Authority should also take account of the desirability of new development making a positive contribution to the local character and distinctiveness. It is considered that the scheme given its nature would make a hugely positive contribution to the locality through the provision of a use that is compatible with others in the locality and a use which reintroduces the residential use of the original building on this site. Whilst there is an intensification of the use, extensions and a new build element to increase the number of units across the site, all of the ‘new’ elements are largely subservient to the host structure. Within the conservation area it is important that the form, scale, and proportions of the development proposed are respectful to the property and the locality.

There is a wide variety in vernacular and materiality exhibited in the locality, and this is also a feature of the wider site, as detailed above.

The adopted Folkstone and Hythe Core Strategy Review (March 2022) and the Folkstone and Hythe Places & Policies Local Plan (September 2020) along with the recently revised NPPF comprise the most up to date documents which form the ‘development plan’ for its administrative area.

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As with the revised NPPF, the adopted local plan demonstrates a desire to deliver sustainable growth; growth that is not for its own sake, but growth that brings benefits for all sectors of the community - for existing residents as much as for new ones.

In general, planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise, and where there are no policies relevant to the application..., then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Development Plan Framework indicate that development should be restricted.

The policies contained within the Folkstone and Hythe Places & Policies Local Plan (September 2020) that are most relevant to this proposal are:

Policy HB1 - Quality Places Through Design

Policy HB3 - Internal and External Space Standards

Policy HB10 - Development of Residential Gardens

Policy T2 - Parking Standards

Policy T5 - Cycle Parking

The policies contained within the Folkstone and Hythe Core Strategy Review (March 2022) that are most relevant to this proposal are:

Policy SS1 - District Spatial Strategy

Policy SS3 - Place-Shaping and Sustainable Settlements Strategy

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5.0 HERITAGE ASSET STATEMENT

INTRODUCTION

Paragraphs 194 and 195 of the Revised National Planning Policy Framework (NPPF) require applicants and the Local Planning Authority to recognise and respect the Heritage Assets, which in this case is the Cinque Port Arms Public House, of which site is within the curtilage of, Mulberry House, West Lawn and the New Romney conservation area. For completeness, the listing descriptions of each of these Assets are attached at Appendix 1. However, it is respectfully suggested that the setting of the unrelated properties would not be unduly affected by the development proposed due in part to their proximity and relationship to the site, coupled with the design ethos employed. Whilst there would be views in context of the existing and proposed, the design as suggested is respectful in size, scale, form, proportions and materiality to its immediate neighbours within the streetscene. The impacts upon the host property and use are explored in upcoming sections of this statement.

Paragraph 197 of the revised NPPF (also repeated at Section 4) states (inter alia) that Local Planning Authorities should take account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Furthermore, the same paragraph advises that the Local Planning Authority should also take account of the desirability of new development making a positive contribution to local character and distinctiveness.

It is considered that overall, the scheme as proposed makes a positive contribution to the immediate locality and the streetscene due to its design and appearance and is respectful to its neighbours insofar as it does not harm the amenities of those living or working nearby. The loss of a small area of the outdoor space associated with the public house is not seen as demonstrably harmful given the retained areas and potential to reconfigure these existing spaces through the loss of the ancillary timber structures on the corner of Lions Road which would in a small manner compensate for this loss. In essence, the beer garden to be lost within the application site measures 80.6sq. metres, with the area to be created due to the removal of the timber structures would be 31.9sq. metres so there would only be 48.7sq. metres lost in total. The area of land proposed to be provided to accommodate the residential use is furthest away from the Cinque Port Arms and there is still more than adequate outdoor space to serve the pub, given its overall internal capacity and external capacity.

Attached at Appendix 2 are extracts from some historic maps that appear to show some built development that could reasonably be assumed as a terrace of 5 residential dwellings/or some form of accommodation relating to the Cinque Port Arms? There also appears to be a range of outbuildings associated with the Cinque Port Arms. The range to the rear of the pub appears to separate the pub from the built form that fronts onto Lions Road. It would be logical to assume that there may be some higher density residential dwellings in this locality on the basis of its location given its proximity to 'High Street' where the original town will have developed from and around,

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and with the proximity of the Church, the New Romney Old School (now community centre) and cemetery, in the Church Road/Church Lane areas, which are an indication that this locality was part of the historic core of New Romney, and that over periods of time it grew out from this central location. The frontage like its neighbours on the northern side of Lions Road are to be provided with some low level shrub planting.

The proposals are for a three bedroom detached residential dwelling that takes its design lead from the neighbouring pair of semi detached cottages and to a degree the more modern equivalents further to the east on Lions Road. The proposals introduce a use compatible with that in the locality and proposes a sensitively designed property of the same vernacular that will enhance choice within the housing sector in the town of New Romney and have a positive impact upon sustainable development across the social, economic and environmental areas. The removal of some unsympathetic boundary treatment across the southern boundary of the site will have a positive impact upon the streetscene and also the nearby listed buildings.

There is no dedicated parking associated with this proposal with on street parking a feature of the area and there are no parking restrictions noted along Lions Road. The proposals include the provision of cycle storage with pedestrian access around the perimeter of the dwelling. To provide separation and definition between the neighbouring sites, new 2000mm walling is proposed, which is felt to be appropriate and commensurate with the more traditional forms of enclosure.

Sustainability at the heart of planning and as stated, this would make a significantly positive contribution to the locality through the introduction of a built form that is compatible with the streetscene and through its design and appearance have a positive impact upon wider conservation area. The central location also encourages the use of alternative means of transport to access all of the services, facilities and amenities in New Romney as well as further afield on public transport.

HISTORIC CONTEXT

The property lies within the New Romney conservation area and central to three Grade II listed buildings, of which one is within the ownership of the applicants along with the parcel of land the subject of this application. All of the listed buildings are very different in their design, form, scale, proportions and appearance with West Lawn being a large 2.5 storey townhouse on the Lydd Road frontage built in Flemish Bond from a brown/red and blue facing brick. The Cinque Port Arms being a painted brick structure and 2 storeys in height as detailed earlier in this statement. Mulberry House presents a painted rendered finish to Lions Road, is set back behind listed boundary walls, is 2.5 storeys in height and is a twin gabled property with a central valley. It occupies a significant footprint between Lions Road and Church Road. The Church Road frontage being markedly different in appearance from its Lions Road frontage with a mixture of decorative hung tiles at first floor level with a painted rendered finish on the ground floor. Gables to the first floor are also finished with a decorative hanging tile with the ground floor constructed of natural stone with red brick quoins. The finish to the ground floor gables matches the walling on the Church Road frontage. The single consistency prevalent across all three buildings being the use of painted timber

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sash joinery and painted timber doors as well as their choice of roof covering except for the later additions to the Cinque Port Arms which are finished in a slate tile.

When referencing the historic maps (Appendix 2) it would seem that the land upon where the dwelling is proposed may not have been originally associated with the Cinque Port Arms with it being a logical assumption that this site was formerly part of the grounds of The Old Forge perhaps? Chronologically, there have been a number of significant developments evident from the historic maps (Appendix 2) and these highlight the evolution of the settlement over the past 150 years or so. This has provided us with some context as to the site (and locality) and how it may have evolved as well as how New Romney has grown exponentially since the latest historical map sourced.

ASSESSMENT OF SIGNIFICANCE

The application site forms part of the curtilage of the Grade II listed building known as the Cinque Port Arms, and it is a site that also lies within the conservation area.

The New Romney Conservation Area Appraisal carried out in 2006 confirms in the section “summary of special interest” that :

“The main CA, straddling the High Street, comprises the town’s historic core, whilst Cannon Street takes in a small cluster of historic buildings on the fringe. Together, they contain some 50 Listed Buildings plus one Scheduled Ancient Monument. The principal buildings – the magnificent Norman church of St Nicholas, the medieval remains of St John’s Priory, the C17th Assembly Rooms and Georgian Town Hall, plus numerous inns of all periods – testify to the town’s continuing prosperity and civic pride, whilst the area’s topography and street plan retain traces both of its maritime past and of later medieval attempts at town planning”

In this respect, it is notable that the Cinque Port Arms is considered a ‘principle building’ and given New Romney was an important sea port and viewed as the chief among the ‘cinque ports’ whereupon the pub derived its name from, its importance cannot be underestimated within and as part of the conservation area and therefore any development must be sensitively designed and duly consider these factors.

The three listed buildings as detailed earlier all show different architectural styles, through their form, scale, proportions and materiality, but sit comfortably within the locality and do not appear to be at odds with what is a building dominated environment with a mixture of modern, traditional and historic buildings set around High Street with subservient streets running juxtapose to it that are often very narrow almost single car width streets with buildings sitting either on the back edge of the footpath or the highway itself. Lions Road is a typical example of such a street and exhibits many of the characteristics detailed above.

The site of the proposed dwelling itself possesses very little significance to the host property and has no features of merit within its curtilage. It is laid to grass with some seating associated with the

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public house and raised planting beds defined by timber sleepers to the Lions Road frontage and two timber sheds. The Lions Road frontage is defined by timber fencing as is the intermediate boundary with 1 Sycamore Cottage, Lions Road. The site is flat and level albeit raised slightly above the ground and floor levels of the Cinque Port Arms. As already noted, this is generally a building dominated environment with little structure soft landscaping noted or in the public realm, with patterns of development generally following the street with which they are associated with.

HERITAGE IMPACT ASSESSMENT

The aim of the scheme of works is to provide a suitable and more beneficial use for this site which is slightly divorced from the immediate areas around the public house. It is respectfully considered that the loss of this parcel of land would given the offset of gaining back the area where the existing timber sheds are located cause any demonstrable harm to the host property and have limited impact upon the listed building or the setting of the adjoining buildings, some of which are as known, Grade II listed, but all within the conservation area.

Given the prevailing use in the locality being residential, it is felt that the proposed use is commensurate with what exists. Scale is notably quite varied not just in the immediate area, but the wider locality also exhibits a similar trend. If there is to be an alternative use for some or all of this site, then a residential re-use is deemed to be most suitable and for the reasons foregoing this is considered to be the most suitable.

Despite the local vernacular being varied, design choices were felt to be limited to what exists immediately adjacent due to the continuity of the streetscene in this location, in order to preserve setting of the listed buildings and the character and appearance of the conservation area and also to protect neighbouring amenities from overlooking, loss of light, overshadowing and noise and disturbance. The form, scale and proportions of the design take their lead from 1 & 2 Sycamore Cottage, Lions Road, and in terms of their appearance are proposed to be constructed in a red facing brick and plain tiled roof. Boundary walls are a feature of the local area too and these are employed on the northern and western site boundaries. It is felt that undertaking all of this will readily assimilate the building and use into the locality without detriment to it. Features such as headers and sills, chimneys, eaves, verge and soffit detailing are all reflective of this pair of semi detached cottages and the visuals prepared and provided below demonstrate how the design is reflective of this pair and as a result how comfortably the new building sits in the street. Finer historical elements such as brick bond and mortar mix for example would further lift the design and finish of the built form. It is noted that the neighbouring semi detached units are built in stretcher bond however. The visuals prepared are over the page.

Given the building dominated setting, this is not a site where there are any views through to other historical buildings, and having regards to the street geometry and juxtaposition of the built form around the street pattern, there are at best glimpses of what may exist beyond as opposed to views through. The street pattern often helps to frame views or concentrate views of a feature or building and in this instance, it is not generally felt that the introduction of a two storey dwelling on this site

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would detract from or restrict any views of importance from within or outside the conservation area and of the listed building themselves within it.

Site as existing looking west



Site as proposed looking west



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Site as existing looking east



Site as proposed looking north east



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JUSTIFICATION OF USE

The applicant has considered no other uses for the site other than as continuing as a beer garden for the public house or as a residential plot. Given the capacity of the pub, the outdoor capacity and the offset brought about by the trade off in the loss of the land for the plot but the gain of land to the beer garden through the removal of the timber sheds on the Lions Road corner, coupled with the gain that this would bring about through their loss the use is felt compatible with the locality. New Romney is a sustainable settlement being a strategic town and can therefore accommodate growth.

Clearly there are listed buildings and the site is part of the New Romney conservation area, but for all of the reasons foregoing, it is respectfully considered that a dwelling can be accommodated on this site without detriment to the setting of the listed buildings, and the conservation area which will be preserved through the use and the design choices made which are respectful of other dwellings in the local area.

There would be social, environmental and economic advantages albeit minor in context with larger housing sites but this must be balanced against the constraints of the site and the sensitivity of the location itself.

Views of the conservation area from Lions Road and High Street would not be compromised at all and the setting of the listed buildings not affected by virtue of the use, its design and resultant relationship with the buildings in question, all of which as described previously have quite different characteristics in both their vernacular and appearance.

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6.0 DESIGN AND ACCESS STATEMENT

Use

The site is within the defined settlement boundary of New Romney which accords with the principles of Core Strategy Review policies SS1 and SS3, which direct development toward existing sustainable settlements with opportunity for increased densities. The proposal would accord with the Local Plan in this regard, and the broad principle of the proposed use is considered acceptable.

The proposal is for residential use, with the dwelling being a 3 bedroom 4 person dwelling set over two floors. The property has an open plan living arrangement on the ground floor with a double bedroom at the rear of the dwelling on the ground floor and a shower room and garden room off an entrance lobby. In terms of the relationship with its neighbours, it is 19 metres distance from The Old Forge and 3.5 metres from 1 Sycamore Cottage. These types of relationships are not unusual in building dominated central locations where at times there must be flexible to normally adopted standards of separation distances otherwise it would render many parcels of land undevelopable. We are of the view that given the environment and proximity of built development to each other, that the relationships are acceptable and that there is sufficient separation distance between the proposed dwelling and existing developments along Lions Road and High Street, for there not to be any insurmountable amenity conflicts.

The removal of part of the boundary fence and its replacement with a soft landscaped frontage will enhance the openness on this site of Lions Road.

The proposal would be in keeping with the dominance of residential uses in the immediate locality and also represent a suitable use for this site. The frontage development and that which stands beyond the northern aspects of the site ensures that visually there would not be any significant harm to the conservation area and the site be developed sympathetically as proposed.

Amount

The site area is 126sq. metres with the dwelling having an area of 100sq. metres. Whilst this may seem disproportionate, it must be recognised that the prevailing character of smaller cottages that exist within the area (Lions Road, Victoria Street and some between Church Road and Lions Road) is one of dwellings on small plots and outdoor yard spaces as opposed to gardens like 1 & 2 Sycamore Cottage, being anomalies for the dwellings of a similar footprint in the area.

The property is proposed as a three bed unit, with two doubles and a single with an open plan living arrangement on the ground floor. The immediate area is characterised by medium to high density development, and this would complement that characteristic.

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Layout

The plan shows how the site is proposed to be developed with there being no vehicular access to the site, with all parking being on street, which in this location is considered suitable given the lack of any parking restrictions and the fact that there are many other dwellings that rely upon on street parking. A cycle store is accommodate adjacent a bin store at the rear of the building with pedestrian access either side of the property and a small paved yard that orientates itself to the west. The frontage is provided with a scheme of low level shrub planting. Site boundaries are proposed to be a new 2000mm wall to the western and northern boundaries with the fencing on the intermediate boundary with 1 Sycamore Cottage retained in its existing form.

Policy HB1 states that planning permission will be granted where the proposal makes a positive contribution to its location and surroundings, enhancing integration while also respecting existing buildings and land uses, particularly with regard to layout, scale, proportions, massing, form, density, materiality and mix of uses so as to ensure all proposals create places of character. Policy HB10 contains similar aims in relation to the development of residential garden area.

Whilst this is strictly not the development of a residential garden, the principles are almost identical in our view.

The proposed spacing of 900mm to the west and 3.5 metres to the east between the existing dwelling and the proposed is commensurate with the general pattern and grain of the built form locally. It would appear cramped, but not out of keeping with the prevailing pattern of development with relatively tight spacing between properties found.

Policies HB1 and HB10 together state that planning permission will be granted where the proposal does not lead to an adverse impact on the amenity of future occupiers, neighbours, or the surrounding area, taking account of loss of privacy, loss of light and poor outlook. Policy HB3 is concerned with space standards and is considered relevant also.

The proposed dwelling would be set away from the rear boundary of the site by 4.5 metres, with the nearest part of The Old Forge being a further 14 metres at its closest point. Given the prevailing character of the area, these relationships are not unusual and we are of the view that the dwelling would not have an overbearing or enclosing impact upon the dwelling and buildings to the north of the site. The dwelling would be set away from the dwelling to east but share a similar relationship with others nearby, notably 2 Sycamore Cottage and 1 Lions Road. Again, this is a building dominated setting and it is not unusual to find such relationships. The proposed dwelling would be sited on the same building line as its neighbour and with the single storey projection to the rear of the proposed dwelling sit slightly beyond the rear wall of its neighbour. However, due to the street geometry, when subtending a 45 degree line from the rear corner of the neighbouring property, it would not be breached and overall it is considered that the bulk of the proposed building would not have a harmful impact, with no significant overbearing or overshadowing impact.

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In the existing property, the flank window at first floor level is believed to serve serves a stairway while the ground floor openings being an entrance to the dwelling, a door from the kitchen and two small windows relating to unknown spaces. Neither are however considered habitable rooms and the amenity of the occupants is considered not to be detrimentally impacted. There are no windows proposed on the eastern elevation of the proposed dwelling. A first-floor landing window is proposed to the western side elevation that would face out over the beer garden, but given this is not a private residential garden, our view is that privacy would not be harmed. Window to window relationships between the southern elevation of the proposed dwelling and Mulberry House are over 18.5 metres, but as these relationships already exists between Mulberry House and 1 Sycamore Cottages, it is again felt that there would be no adverse overlooking. The intensification of the use of the plot, with a net gain of one dwelling, will result in some additional activity within the dwellings and in the garden area, this in conjunction with comings and goings will generate some additional noise. It is however considered that the resultant levels of activity are in keeping with the mixed use, commercial/residential character of the surrounding area; significant harm to neighbouring amenity would not be caused. We also acknowledge the relationships between the dwelling and the existing outdoor space serving the pub. In this respect, there are already these relationships that co-exist without detriment to the existing properties, and the addition of a further property is not felt to create any difference in this instance. Boundary treatments have been duly considered and the proposals for a 2 metre high wall will attenuate against any noise.

Overall, it is considered that the new dwelling would not introduce any additional overbearing or overshadowing presence, loss of privacy or additional noise and disturbance, so there would be no loss of residential amenity.

The external amenity space would not exceed the 10 metres across the width or depth of the plot of the dwelling as required by policy HB3, however the 'garden' area retained by the Cinque Port Arms would meet the adopted standard of HB3 and the requirements of HB10. We acknowledge that the pub is not specifically a residential use, but the retention of a commensurate area of outdoor space to serve its requirements has to be a consideration on the proposal.

In addressing the substandard level of amenity space, and conflict with HB3, we would consider that there are material considerations here that are unique to this site and would not set a precedent for other developments, and in fact considerations that are unlikely if ever to be repeated.

In this instance, the site lies within the conservation area and in a town centre location where there are a mixture of properties, both of significant scale in generously proportioned plots and likewise both generously proportioned dwellings set in very modest plots. Additionally, the locality and in particular Lions Road and Victoria Street as alluded to previously comprise of a tight knit high density residential setting where there are properties with often small yard spaces or no outdoor space at all upto (1 & 2 Sycamore Cottage) small cottages with larger gardens. Given the building dominated setting and its location within the historic core of New Romney, it would be unreasonable to expect developments which are in highly sustainable settings and where there is

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access to public outdoor spaces to find amenity areas to be much more than yard areas. In this instance, the latter is true, but the scheme still allows for a private bin store area and space for a cycle store. We would respectfully argue that to require strict compliance with adopted policy in every sense with no flexibility would be a barrier to development in sustainable locations and where it is not always possible to deliver the spatial requirements of the policy itself. The nearest public accessible amenity space to the site is Fairfield's Park on Ashford Road, which is a 6 minute, 0.3 mile walk away. A further consideration is that the proposal contains development within the New Romney town centre and does not lead to the unnecessary expansion of the settlement into the countryside that surrounds the town.

It is considered that on balance, and having regard to the sites' central location, the building dominated setting and proximity to the nearby public park, that the level of amenity for future occupiers would be acceptable in this instance, and would not set any dangerous precedent that could be used for future submissions.

Scale

The scale of property is derived from the adjoining neighbour and the prevailing scale of other properties in the locality. We note from a search of the planning history of the site that a previous scheme (that was withdrawn) sought consent for a 2.5 storey property. We are of the view that a 2 storey dwelling would sit comfortably on this site and the streetscene.

Appearance

The proposed new dwelling design and layout is in keeping with the appearance of the existing adjacent dwelling(s) and details of the final materials which are to match the neighbouring dwellings can if needed be secured via a suitably worded condition. The overall design would be sympathetic to the houses around it.

Brickwork is to be a red facing brick to match or be similar to that adjacent, with timber cladding proposed for the single storey outshot;

The roofing tile for the main dwelling is to be a plain clay tile in terracotta with the flat roof being a GRP or equivalent;

The windows are to be white painted timber sash windows on the main dwelling with white painted timber casements on the single storey element;

Doors will be painted timber (colour to be determined);

Header and sill details for the windows are to be a plain tile for the sill and a double row of headers;

Fascias and soffits will be painted timber; and

Rainwater goods will be black half round cast aluminium or equivalent.

The brick bond and mortar mix is yet to be determined.

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Landscaping

The site is presently a soft landscaped grassed area connected to the Cinque Port Arms as a beer garden and has seating arranged within the space.

Given the proposed footprint of the property proposed and the extent of the site there are limited opportunities to provide any structured landscaping. However, in this location, there are limited opportunities to create such features. The scheme will be provided with a paved perimeter and rear yard in Indian Sandstone with a scheme of low level shrub planting across the frontage which will remain open plan to the footpath and Lions Road. No formal landscaping plan or planting schedule has been developed for this area at the time of this application.

Boundaries will be 2000mm high walls built in the same brick as the house to the west and northern boundaries with the western boundary retained as a timber fence.

Access

Policy T2 of the Local Plan refers to the adopted parking standards which sets out that 1 parking space per 3 bedroom house in this location should be provided, with the nature of guidance stated to be a 'minimum' requirement.

There are no off street parking spaces provided with this development. However, and whilst it is relating to 'Street Hierarchy and Site Layout' Policy T1 suggests that the hierarchy should consider pedestrians first over private cars. In this setting, many of the dwellings rely upon on-street parking to fulfil their provision and requirements. There are no parking restrictions in the Lions Road area and in this regard, the proposals would be in keeping with the prevailing character.

The overall width of Lions Road is generally consistent, although due to the proximity of buildings at the High Street junction feels very narrow, as opposed to the Victoria Street/Church Road junction where the three roads converge. Traffic speeds are generally very low, and on street parking is a noted feature on the northern side where there is also a pedestrian footpath. The boundary treatments to the southern side provide a sense of enclosure being all on the back edge of the highway and narrowness although there is a passing place where the road widens slightly to the south of 1 & 2 Sycamore Cottages which aids driver safety. Where on street parking does occur, it further slows down the speed of traffic. Due to the limited width of the highway, there are only 3 dwellings with vehicular access points on Lions Road. There are a total of 8 residential properties with registered addresses on Lions Road, so in essence, 5 dwellings have to use Lions Road to park their vehicles. In this context, the use of Lions Road as a place to provide a single parking space for the proposed dwelling would be in keeping with the character of the locality.

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Secure covered cycle storage can be provided at ground floor level in the garden and will provide cover for 3 cycles as required by Policy T5 of the Local Plan. The proposed cycle store is detailed on the submitted plan and shown on the site layout plan.

The property will benefit from level thresholds to the main pedestrian entrance and internal access that will provide safe and easy movement within the development and will conform to the requirements set out in the Building Regulations Part M Accessibility.

Designing our crime

The new properties will be constructed to a robust security standard and will include:

- Construction in accordance with Part Q of the Building Regulations;
- All service meters placed in visible locations adjacent to entrance doors for security;
- Exterior 'dusk til dawn' security lighting operated by movement sensors to be provided adjacent to the entrance doors; and
- All pedestrian routes to the side and rear will be secured with lockable gates. The frontage will be provided with low level shrub planting and the general design of the property will ensure that there are no places where persons intent on causing anti-social behaviour can remain undetected.

Other matters

In relation to refuse and recycling, bins would be stored within the residential curtilage as detailed on the site layout plan which is the case for most if not all properties in the area that are on domestic collection schedules.

In relation to any potential ecology, being a pub beer garden that is available for use and generally used in suitable weather conditions, the existing level of biodiversity is likely to be very low, and whilst securing of any ecological enhancements would be minimal, some soft landscaping is proposed, and if desired this can be secured by condition?

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7.0 CONCLUSIONS

The site is located in a sustainable settlement and within close proximity to the town centre. The principle of residential development is acceptable;

The site is located in the conservation area and there are three Grade II listed buildings (one of which is within the ownership of the applicant) and the site is within the curtilage of a listed building;

The plot whilst small in size represents a suitably sized parcel of land in context with the size of other plots and dwellings within this building dominated setting;

The setting of the listed buildings and that of the conservation area have all been duly considered as part of the development of the design of this site based on an analysis of the sites constraints and opportunities that presented themselves;

The design of the dwelling is taken from its immediate neighbour and to a lesser degree the terrace further to the east and is respectful to the form, scale, proportions, materiality and siting of that pair of semi detached dwellings;

Given the design choices and scale of the dwelling proposed, coupled with the resultant relationship with the nearby listed buildings and the conservation area we are of the view that the development would have no demonstrable harm or adverse impact upon the setting of the heritage assets aforementioned. Views of, from and too as well as in context with the dwelling have all been addressed as part of the design and in this statement;

It is acknowledged that the site does not provide for the required private amenity space in strict accordance with the Local Plan Policy, but as detailed there are a number of material considerations here that in our view would justify a departure from the adopted policy in this instance. It is a unique case in a unique location where the set of circumstances are unlikely to, if ever be repeated;

The provision of on street parking has also been determined as being the most suitable means of providing for any cars to serve the development in this location. The street geometry is such that vehicle speeds will be slow and conflict between pedestrians and vehicles managed as a result. The passing place on Lions Road where the street widens slightly benefits existing and future residents. There are no parking restrictions or requirements for permits along Lions Road, and this is a sustainable location where there is access to alternative modes of transport to the car and a range of facilities and amenities within close proximity to the site.

All neighbouring amenity issues have been addressed as part of this statement, and have been duly considered as part of the design process to ensure that relationships, scale, siting, form and proportions are appreciative of the constraints and opportunities that presented themselves here.

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We are of the view that the scheme addresses all neighbouring amenity matters such as overlooking, overshadowing, massing and overbearing impacts satisfactorily.

We are of the opinion that this proposal for the erection of a single residential dwelling on land to the south east of the Cinque Port Arms and that fronts onto Lions Road in New Romney is capable of being readily assimilated into this sensitive setting in such a manner that there would be no detrimental harm to the setting of the nearby listed buildings and it would see the character of the conservation area be preserved. There are material considerations as to why parking standards and amenity space as advocated in the Local Plan has not been accommodated into the development, and as a result we would respectfully consider the scheme would be compliant with all local and national planning policy and should therefore be granted planning permission and listed building consent.

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APPENDIX 1.

Official list entry

Grade: II

List Entry Number: 1031841

Date first listed: 28-Aug-1951

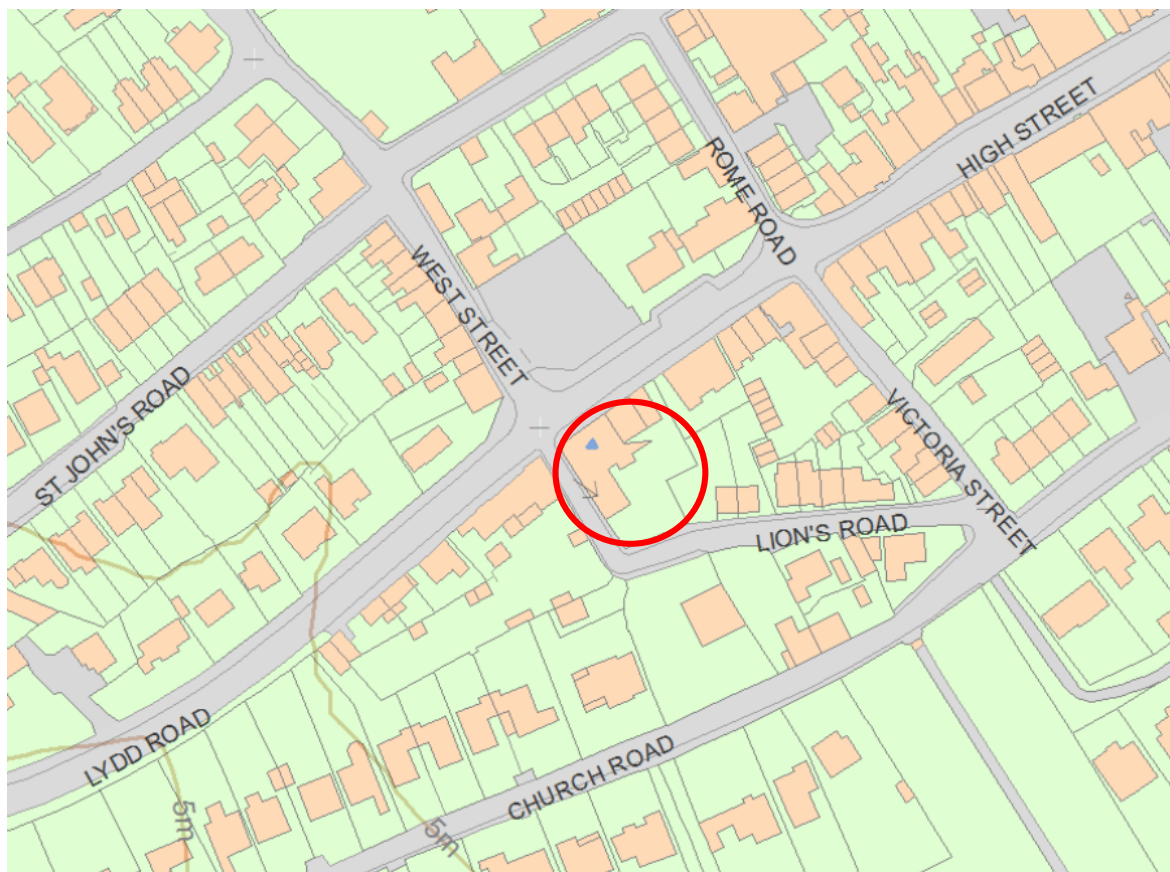
Statutory Address: THE CINQUE PORT ARMS, 1, HIGH STREET

National Grid Reference: TR 06291 24710

Details

C18 or earlier. 2 storeys painted brick. Tiled roof. Brick modillion eaves cornice, the bricks inserted diagonally with the points protruding. 3 sashes with glazing bars intact on the ground floor only. 2 modern small bay windows above. Doorcase with flat hood over supported on brackets. L-shaped wing behind to the South East of painted brick and weatherboarding. Brick and rubble plinth.

Nos 1 and 3 with West Lawn, Lydd Road, form a group.



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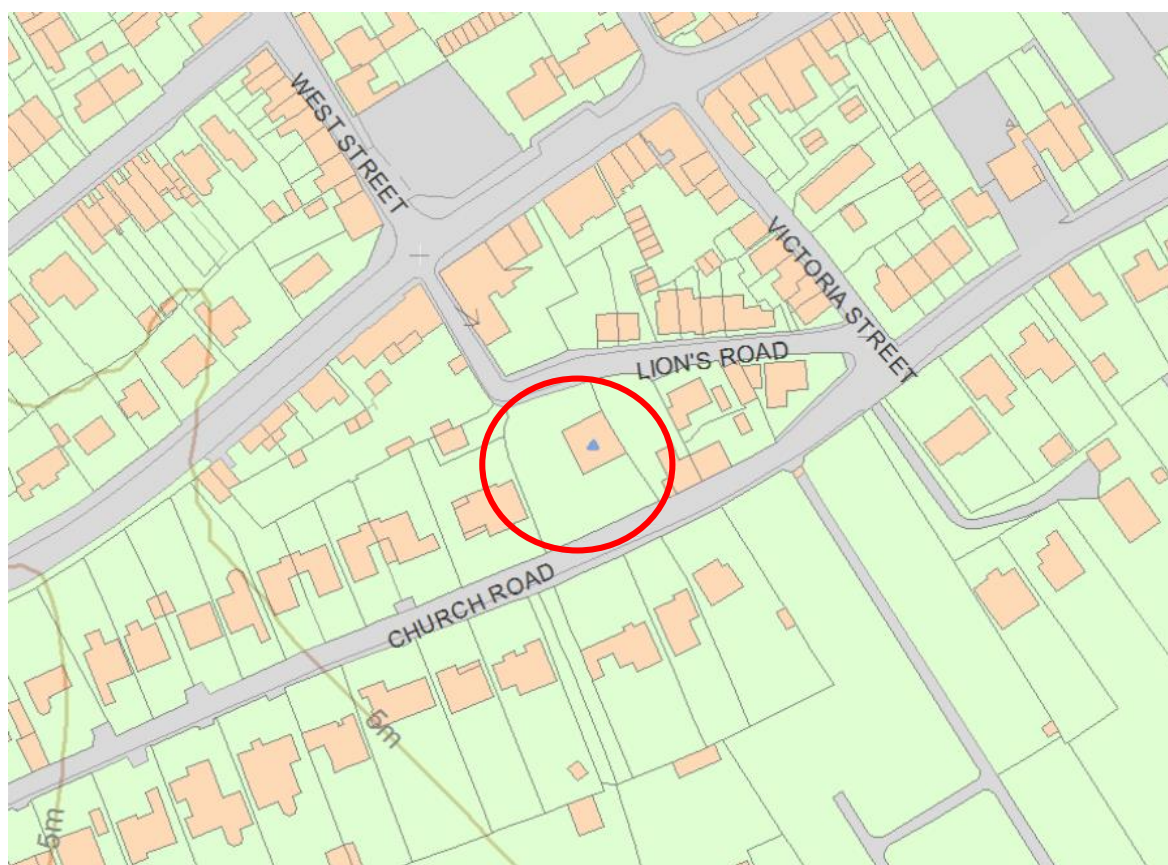
Date first listed: 28-Aug-1951

Statutory Address 1: MULBERRY HOUSE, LION'S ROAD

National Grid Reference: TR 06322 24666

Details

C18. 2 parallel ranges. 2 storeys and attics, stuccoed and grooved in imitation of masonry, Tiled roof with wooden bracket eaves cornice. 5 sashes with glazing bars intact. Doorcase with shallow open pediment, pilasters, semi-circular fanlight and door of 6 fielded panels. Right side elevation has a ground floor of stone rubble and 1st floor is hung with curved tiles. The left side extension to the house has now been demolished. The rear elevation has a stuccoed ground floor and 1st floor hung with curved tiles. 2 C19 hipped dormers. 5 sashes set in moulded architraves and a fine central Gothic-headed sash.



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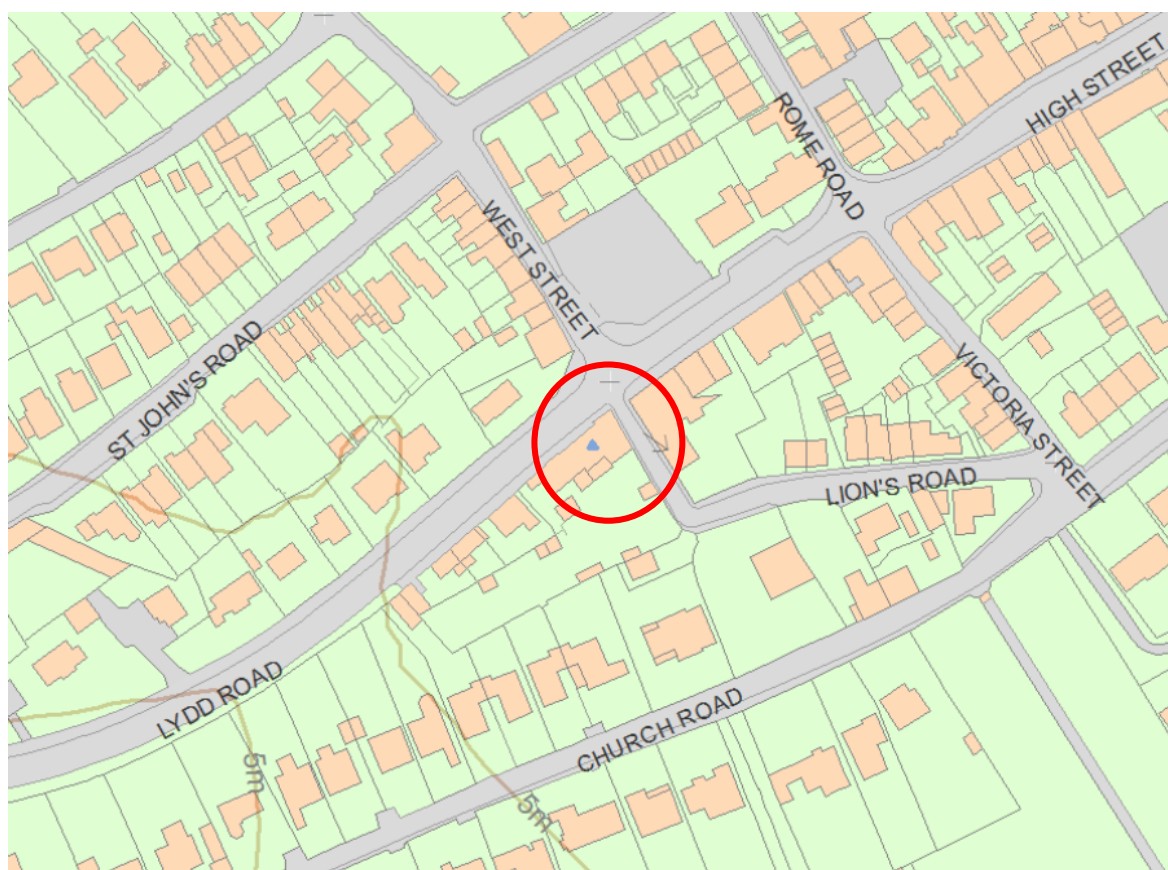
Statutory Address 1: WEST LAWN, LYDD ROAD

National Grid Reference: TR 06274 24698

Details

The date 1715 has been roughly scratched on one brick of the house. 2 storeys and attic, red brick and grey headers alternately. Tiled roof and moulded wooden eaves cornice. The original portion has 5 windows and 2 dormers with glazing bars intact. Doorcase with open pediment, pilasters with rosettes on the capitals, semi-circular fanlight and door of 6 moulded panels. At the North East end of the front and facing Lion Road is a slightly projecting L-wing of 4 windows and 1 hipped dormer, faced with brown brick which has been added in the early C19, and at the South West end one window bay of brown brick projecting to the same extent, with horizontally-sliding sash windows on the ground floor.

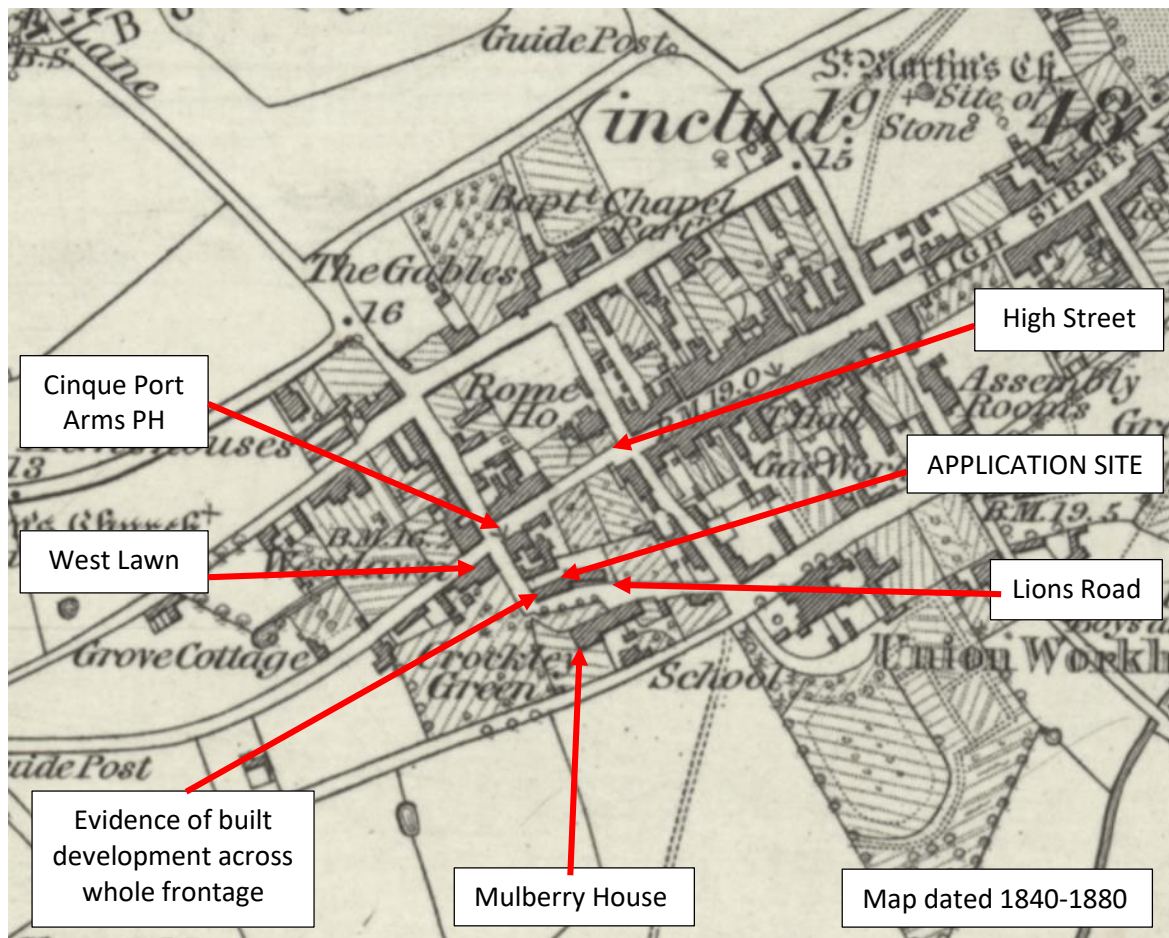
Nos 1 & 3 High Street with West Lawn form a group.



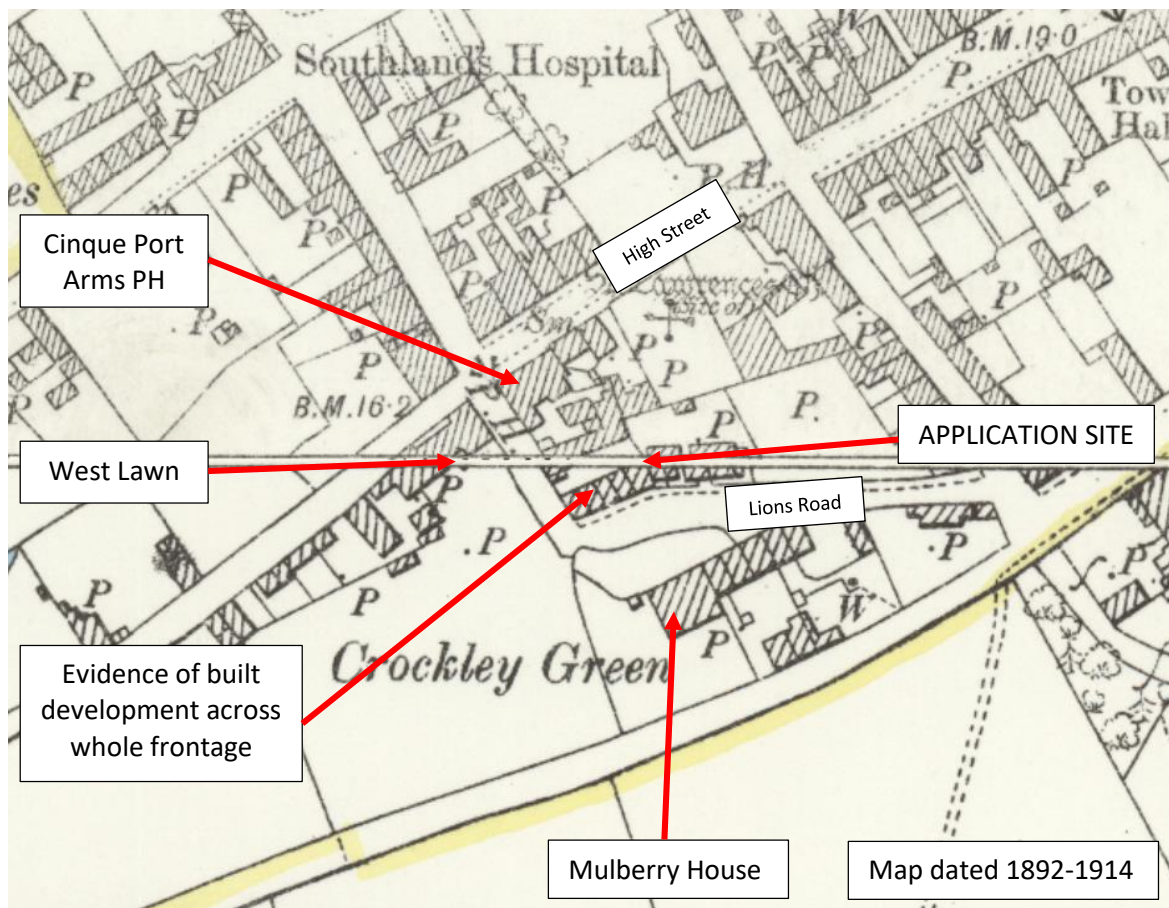
Source: <https://historicengland.org.uk>

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APPENDIX 2.

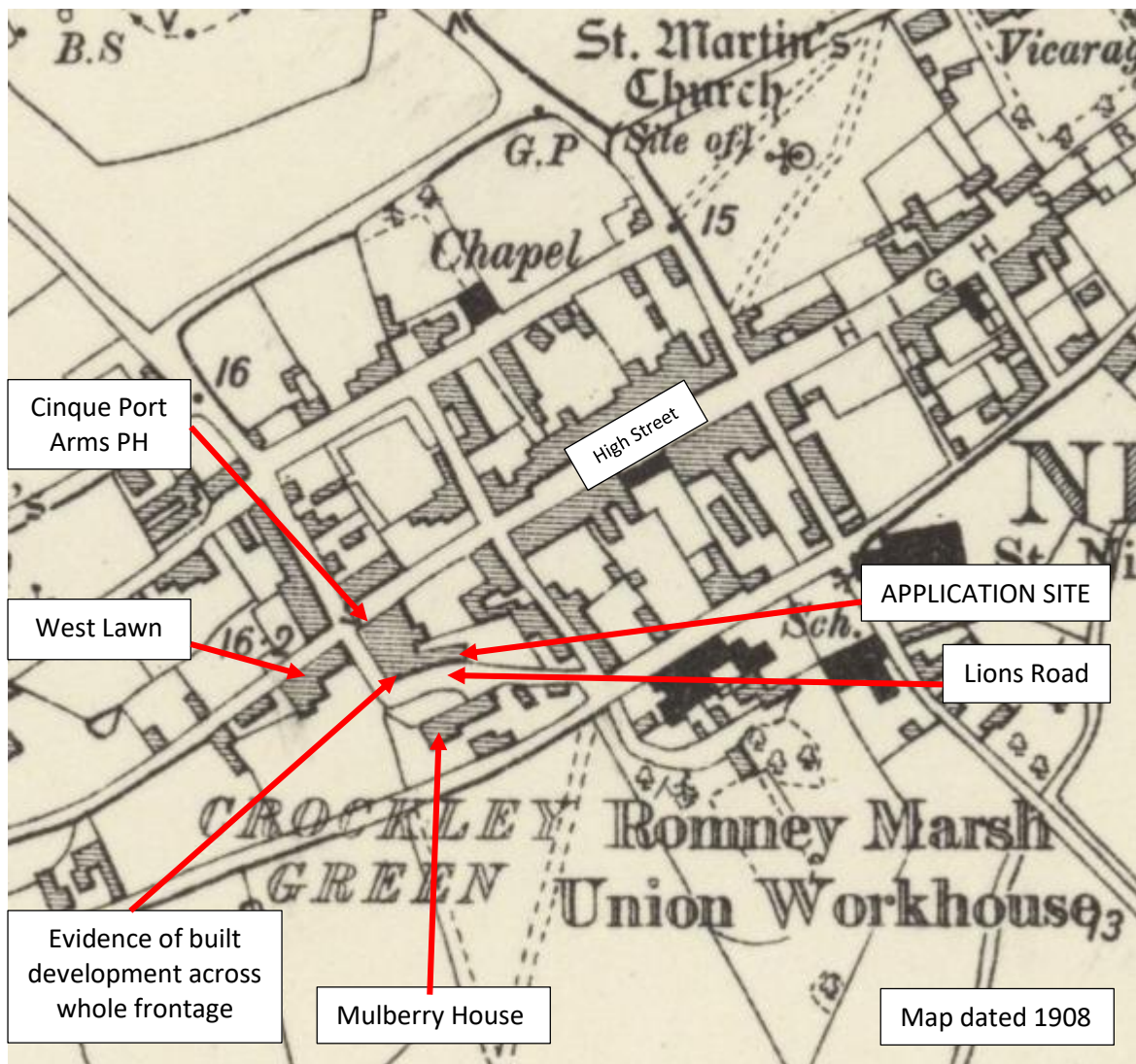


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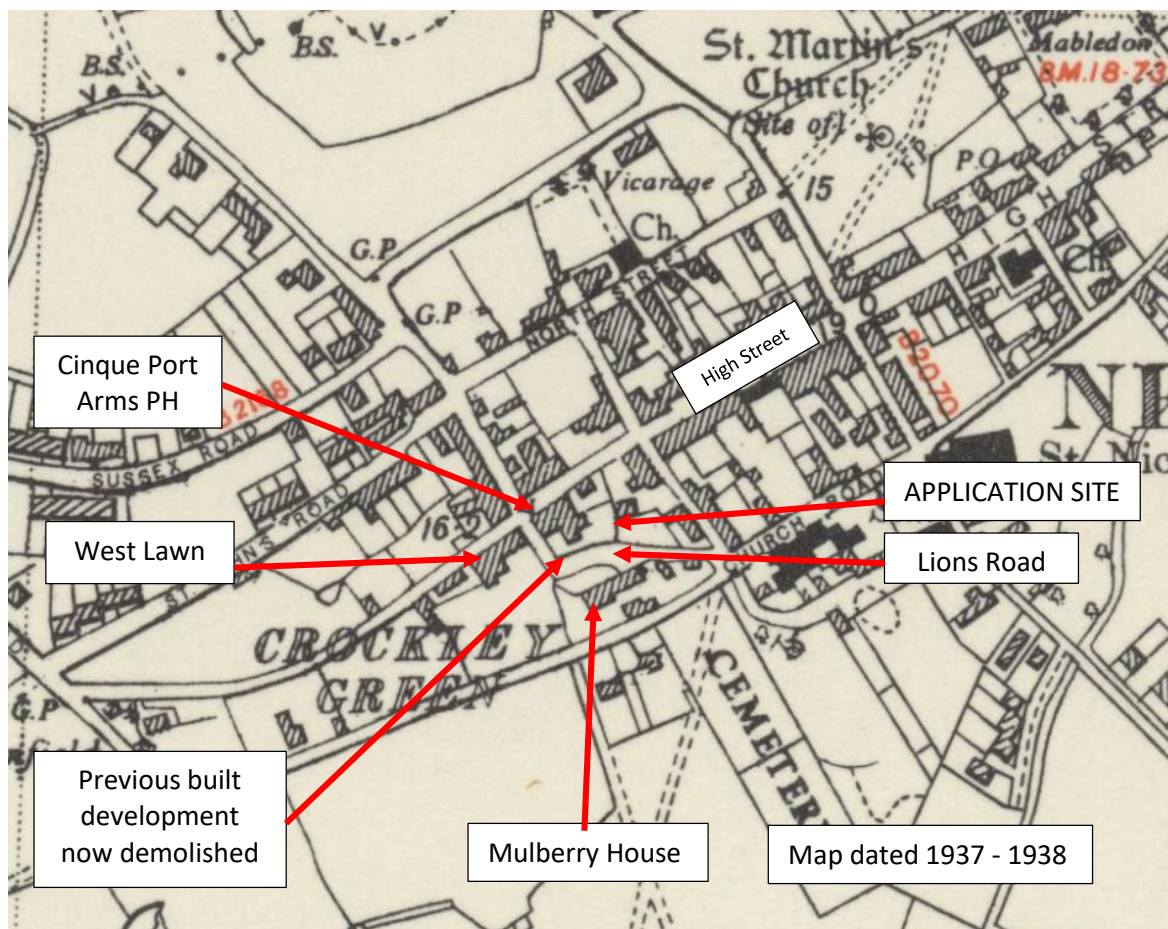


Source – www.maps.nls.uk

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