

Officer Report

Application No.	23/1921/FH/CON
Site Address	Jacques Court, Fir Tree Hill, Bladbean, Canterbury, CT4 6NB
Officer Name	Katy Claw
Proposal	Approval of details pursuant to conditions 3 (flintwork & pointing technique), condition 4 (eves, hips and ridges), condition 5 (joinery windows & doors), condition 6 (design of french doors), condition 7 (glazed link), condition 9 (internal works, flooring, walls & ceiling insulation) and condition 11 (vents & outlets) of planning permission 22/1726/FH

Recommendation

Report Number	RD-433621
Recommended Decision	Recommended to be Approved
Recommendation Date	21 March 2024

Report

The application has been subject to amendments and this report and decision are based upon the amended details received 07.02.2024.

Condition 3: Flintwork & Pointing Technique

The pre-cast Flint blocks proposed are not ideal and would not be encouraged for the most, but in this case the area impacted on this building are small and so in this particular case the blocks would be acceptable.

The bricks are proposed to be 'Imperial Bricks – Old Reclaimed Shire (weathered reclaimed finish). These bricks are acceptable.

The weatherboarding is proposed to be 175 x 25mm Nordic Spruce featheredge boarding, sawn finish, stained black. This is acceptable.

The roof tiles are now proposed to be reclaimed second hand Kent peg tiles. This is acceptable.

Condition 4: Eaves, Hips & Ridges

The eaves detail shows a projecting rafter end, tapered and cut, with 100mm half round cast-iron guttering hung on side fix gutter irons. This is acceptable.

The hip detail shows a conventional bonnet hip tile detail, which is the correct way to form the eaves. This is acceptable.

The ridge detail shows a hogs back ridge. This is acceptable.

Condition 5: Joinery Windows & Doors

The proposed windows would be recessed into the masonry to around 50mm depth, the same as the existing windows. This is acceptable.

The revised joinery details provided are acceptable.

Condition 6: Design of French Doors

The double glazing units are fitted back into bevelled rebates and the doors include for dummy casements to the fixed lights. As such, the detail is acceptable. The detail also includes changing the original 8-pane design (shown on the original approved plans) to single glaze. This is acceptable.

Condition 7: Glazed Link

The submitted drawings show a neat, minimal detailed frameless glazed link. This is acceptable.

Condition 9: Internal Works, Flooring, Walls & Ceiling Insulation

The drawings show a conventional approach to lining out with Celotex insulation, fitted to softwood studded linings and to the floor. The interior would have vaulted ceilings and this is acceptable.

Condition 11: Vents & Outlets

The Marley inline vent fitting is unobtrusive in the roof slope. This is acceptable.

Recommended Refusal Reasons (1)

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The proposed details submitted in pursuance of conditions 3, 4, 5, 6 and 9, by virtue of their design, appearance, materials and level of information provided, are not considered to respect the special architectural interest and historic character of the listed building and would therefore have an unacceptable and harmful impact that would fail to preserve its character and appearance. The proposal is therefore contrary to policy HB1 of the Places and policies local Plan 2020 and the National Planning Policy Framework.