

Officer Report

Application No.	24/2024/FH
Site Address	Wise Follies & Kings Arms Public House, St Mary's Road, The square, Elham, CT4 6TJ
Officer Name	Macey Douglas
Proposal	Demolition of non original lean to structures, and exposing original party wall consisting of a medieval barn. Proposed two storey rear extension and single storey flat roof rear extension.

Recommendation

Report Number	RD-436676
Recommended Decision	Recommended to be Approve with Conditions
Recommendation Date	20 February 2025

Report

Site

The application site lies within the settlement boundary of Elham to the northern side of 'The Square' and consists of both Wise Follies and the Kings Arms Public House.

Wise Follies is a Grade II Listed Building. The main frontage building is a c17th timber building fronting on to The Square. This double-fronted house was re-fronted in the mid-late c18th with a regular Georgian frontage of grey mathematical tile with sash windows and an attractive timber doorcase with 6-panelled door and elliptical fanlight over and this all under a regular steeply pitched hipped Kent Peg tile roof.

To the rear of the property there is a non-original two storey flat roof extension of a traditional appearance and a single storey conservatory to the rear with a flat roof. There are also a number of rear lean-to extensions to the eastern side of the building and are attached to the neighbouring Kings Arms Public House.

The Kings arms is a Grade II listed c16th two-storey timber building fronting on to The Square in Elham with a carriage entry passing under the building at its eastern side, leading through to a rear courtyard. A two-storey rear range extends out northwards containing the rear courtyard on its east side. The courtyard wraps around the side and rear of Corner Cottage, a diminutive Grade II listed cottage attached to the eastern end of the Kings Arms. At the rear (north) of the courtyard is a single storey detached outbuilding, behind which is another courtyard area framed by the recently erected kitchen extension to the public house, running to the west and north, with the pub garden to the northern boundary of Cockpit Cottage. To the northern boundary of the site is the garden area of The Cottage, a Grade II listed dwelling.

Relevant Site History

25/0010/FH - Listed Building Consent for the removal of unstable chimney & chimney breast. Demolition of non-original lean to structures, and exposing original party wall consisting of a medieval barn. Proposed two storey and single storey rear extension with internal changes. – Under consultation

Wise Follies:

89/0324/SH – Listed Building Consent for the demolition of rear porch and erection of a conservatory

94/0083/SH – Listed Building Consent for extension and alterations – Approved with conditions

Kings Arms:

20/0752/FH - Listed building consent for the erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and associated internal and external works - Approved with conditions.

20/0747/FH - Erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and all associated landscaping works - Refused.

22/1096/FH - Erection of single storey rear extensions, refurbishment of existing outbuilding to provide dining area and all associated landscaping works (resubmission of 20/0747/FH) - Approved with conditions.

23/0149/FH - 3 new timber fascia panels (2 to front elevation and 1 to barn outbuilding), 1 new swing sign mounted on existing bracket. Existing gold lettering to be located above new main entrance to the side elevation (fixed to roof of new lobby) - Under consideration.

23/0208/FH - Listed Building Consent for 3 new timber fascia panels (2 to front elevation and 1 to barn outbuilding), 1 new swing sign mounted on existing bracket. Existing gold lettering to be located above new main entrance to the side elevation (fixed to roof of new lobby) - Under consideration.

Proposal

Planning permission is sought for the removal of the existing rear conservatory, eastern side lean to extensions and the link block as well as the demolition of the modern two storey rear extension to Wise Follies. The loss of the lean to extensions would expose the original wall of the Kings Arms Public House. This would be replaced by a new triple hipped pitched two storey extension to the rear. The proposed extension would also include the replacement of the existing tripartite sash windows (which themselves whilst are of a traditional design are not original) in approximately the same location and the insertion of two additional sash windows in the centre of the northern rear elevation of Wise Follies.

The proposal also includes the addition of a new full width glazed single storey extension with a flat sedum roof in place of the existing conservatory.

The application is also accompanied by the associated Listed Building Consent under reference 25/0010/FH which includes the loss of the chimney to the Kings Arms.

Consultation Responses

Elham Parish Council – No objection
Heritage Consultant – No objection
Environmental Health – No objection

Representations

No representations have been received.

Relevant Policies

NPPF 2024
Section 16
Paragraphs 202-214

NPPG

Historic Environment

Places and Policies Local Plan (2020):

HB1 (Quality Places Through Design), HB8 (Alterations and Extensions to Buildings).

Core Strategy Review (2022)

Planning (Listed Building and Conservation Areas) Act 1990

Appraisal

Design, Visual Appearance, National Landscape and Listed Building

Wise Follies and the Kings Arms are two separate properties adjacent to one another within Elham Conservation Area. Although separate, their fabric and setting is somewhat intertwined and would likely have an impact on the interpretation of one another if changed. The significance of the site lies in its positive contribution to the setting and appearance of the surrounding conservation area as well as its physical historic fabric of which there is presence of varying levels across both sites.

The proposed two storey extension would feature a triple pitched hipped roof replacing the existing two storey flat roof addition to the rear of the property. This would be of a similar scale and footprint to the original and would remain appropriately scaled against the host property remaining as an adjunct addition. The introduction of a hipped roof rather than the previous flat roof design adds additional built form to the rear roofscape; however, it is considered to respond more appropriately to the character and appearance of the listed building overall and is welcomed.

Turning to the proposed single storey rear extension that would replace the existing conservatory and lean-to extension, whilst it is larger in scale extending across the entire width of the host dwelling, it would continue to be of an appropriate addition to the host property and would not result in an over dominant addition to the site. The proposed replacement rear extension would be of a modern design and whilst flat roofed extensions are generally discouraged by Policy, it would not be visible from any public vantage points and as such would not detract from the character of the building or wider street scene.

Materials include the use of clay hung tiles to match the existing but also zinc cladding on the proposed rear extension. All windows would be timber sash to the main house, but the use of aluminium frames would be incorporated for the sliding doors to the new single storey extension. Kent peg tiles would be used to match the existing, although a sedum flat roof is proposed over the single storey element. Whilst it is recognised that the proposal introduces a contrasting-built form in

comparison with the original dwelling, the use of the proposed materials, including zinc, is considered to compliment the old in addition to the fact that the site is well screened from any public viewpoints being located to the rear of the host dwelling. Also, the proposed extension would sit within the existing silhouette of the host dwelling. The introduction of a sedum roof is also considered an effective way of softening the impact of the modern against traditional forms. The use of zinc would also only be used on the modern addition to the property, which would not impact on the significance of the listed building itself.

The proposal includes the demolition of the existing lean-to extensions to the rear of Wise Follies, which is attached to The Kings Arms located to the east of the application site. The proposed lean-to extensions are not original additions, and their loss would allow for the reinstatement of the external western elevation of the Kings Arms preserving the historic fabric of the Grade II Listed Building. It is considered that the proposed removal of the non-original lean-to extensions are acceptable and would not result in harm to the character and appearance of the host dwelling and would aid in the preservation of the historic asset.

The proposal shows the addition of a patio area to the rear, which would not be visible from the wider street scene or wider conservation area and a significant amount of soft landscaping would remain. The addition of a patio is not considered to be harmful to the character and appearance of listed building.

The application site is located within the Kent Downs National Landscape (former AONB) and SLA. Policy NE3 states that the impact of individual proposals and their cumulative effect on the Kent Downs National Landscape and SLA and their setting will be carefully assessed. For the reasons stated above and having consideration of the extensions and appropriate use of materials, there are no objections to the development in terms of its impact on the National landscape, SLA and wider countryside setting.

Notwithstanding the above, it is also recognised that all elements of the proposal have the potential to impact on the significance of the host dwelling, which is a Grade II Listed Building. The NPPF requires the impact on the significance of the designated heritage asset to be considered. The NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise, that harm might be. In this case, the property is Grade II Listed in reflection of its historic and architectural significance. However, for the reasons given above and which is assessed in full within the accompanying application for Listed Building Consent (reference 25/0010/FH), it is considered that the proposed two storey and single storey rear extensions, including the use of appropriate materials in their construction, would respect the character and form of the main dwelling and would not result in harm to the significance of the Listed Building overall. In this regard, no objection is raised.

Overall, given that the amendments made were in line with the LPA's Consultant Heritage Officer, there are no objections to the proposed development in terms of its impact on the significance, character and appearance of the Listed Building, street scene and wider National Landscape in accordance with the provisions set out within PPLP Policies HB1, HB8 & NE3 and the requirements set out under Chapter 16 of the NPPF.

Residential Amenity

Given that the proposed two storey rear extension would replace an existing two storey flat roof projection and would not increase in depth, it is not considered that the proposed two storey extension whilst increasing in height due to the alteration of the roof form, would result in an

overbearing impact to the neighbouring properties or an unacceptable loss of light that what already exists as a result of the existing two storey flat roof extension.

Turning to the addition of a single storey rear extension, given that this would not extend beyond the rear building line of neighbouring properties to the east, the proposed single storey extension would have no impact by way of a loss of light or overbearing impact and is therefore acceptable.

Both the proposed single storey rear extension and two storey replacement rear extension would not include any openings that would face onto the neighbouring properties to the east and west of the application site. Therefore, the proposed development would not result in harm to the amenity of neighbouring occupants by way of loss of privacy through interlooking and overlooking and is therefore acceptable.

The proposal is considered to be acceptable in regard to residential amenity.

Parking and Highways

The application site does not benefit from any off-street parking. However, whilst the proposed development would increase from 3 bedrooms to 4, it is not considered that this would result in an unacceptable demand to off street parking that would warrant refusal in this instance.

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.

Recommendation

Considering the above, Planning Permission should be granted as it complies with the Places and Policies Local Plan, the NPPF and The Planning (Listed Buildings and Conservation) Act 1990 and is recommended for approval subject to conditions.

Recommended Conditions (4)

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2

The development hereby permitted shall not be carried out except in complete accordance with the following approved drawings and documents:

22.0085 WF_KA_100-01 Site Location Plan - received 27/12/2024

22.0085 WF_KA_200-04 Proposed North & East Elevations - received 10/01/2025

22.0085 WF_KA_200-01 Proposed Elevations - received 27/12/2024

22.0085 WF_KA_200-02 Proposed Floor and Roof Plans - received 27/12/2024

22.0085 WF_KA_100-40 Demolition Plans - received 27/12/2024

Design Access & Heritage Statement - received 27/12/2024

Reason: For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of Places and Policies Local Plan.

3

The development hereby approved shall be carried out in accordance with the details of materials as approved under condition 3 of the associated Listed Building Consent (ref: 25/0010/FH).

Reason: In the interest of visual amenity.

4

The flat roof area of the single storey rear extension hereby approved shall not be used as a balcony or sitting out area and there shall be no other use of the roof area unless for maintenance.

Reason: In order to prevent overlooking and loss of amenity to adjoining properties.