

## REPORT SUMMARY

<b>REFERENCE NO – 21/03554/LBC</b>		
<b>APPLICATION PROPOSAL</b> Listed Building Consent: Replace garage doors		
<b>ADDRESS</b> Church House, High Street, Goudhurst, Cranbrook, Kent, TN17 1AJ		
<b>RECOMMENDATION</b> GRANT subject to conditions (see section 11 of report for full recommendation)		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> <ul style="list-style-type: none"> <li>• The proposed garage doors are a replacement for existing doors in the same position and of the same size and materials;</li> <li>• Neither the loss of the existing doors nor the installation of the proposed doors is considered to harm the character and significance of the listed building.</li> </ul>		
<b>INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL</b> The following are considered to be material to the application: <b>Contributions (to be secured through Section 106 legal agreement/unilateral undertaking):</b> N/A <b>Net increase in numbers of jobs:</b> N/A <b>Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs:</b> N/A The following are not considered to be material to the application: <b>Estimated annual council tax benefit for Borough:</b> N/A <b>Estimated annual council tax benefit total:</b> N/A <b>Estimated annual business rates benefits for Borough:</b> N/A		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The applicant's spouse was a Borough Councillor within three years of the application being made		
<b>WARD</b> Goudhurst and Lamberhurst	<b>PARISH/TOWN COUNCIL</b> Goudhurst Parish Council	<b>APPLICANT</b> Mrs Baroness Noakes <b>AGENT</b> Miss Egle Radinaite
<b>DECISION DUE DATE</b> 08/02/22 EOT	<b>PUBLICITY EXPIRY DATE</b> 30/11/21	<b>OFFICER SITE VISIT DATE</b> 09/11/2021
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b> No Relevant History		

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 Church House is a Grade II\* listed building situated in a prominent location on the north side of High Street, Goudhurst. Now a dwelling, its southern elevation faces the highway.

- 1.02 The building dates from the 16<sup>th</sup> Century and it has served as a cloth hall, a tavern and a barracks. The 1952 list description describes the building as *'timber-framed and clad with weatherboarding and red brick and tile hanging on first floor with a plain-tiled roof'*. There are *'two moulded nine-panelled carriage doors to the basement'*.
- 1.03 The property benefits from what is now an integral double garage that hosts a pair of timber vehicular doors, as referenced above. The doors are currently a weathered black/grey colour.

## 2.0 PROPOSAL

- 2.01 This application seeks Listed Building Consent for the replacement of the property's existing timber garage doors with new timber doors of the same size.
- 2.02 The proposed doors are 'Avon' side hanging timber doors made of solid cedarwood and stained in ebony.
- 2.03 The application originally proposed metal replacement doors, but this was changed to timber following consultation.

## 3.0 SUMMARY INFORMATION

- 3.01 As mentioned, no enlargement of the openings is proposed.

	Existing Doors	Proposed Doors	Change (+/-)
Max. Height	2.0m	2.0m	+0.0m
Max. Width	2.5m	2.5m	+/-0.0m

## 4.0 PLANNING CONSTRAINTS

- Listed Building: Grade II\* – *statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings and Conservation Areas) Act 1990*.

## 5.0 POLICY AND OTHER CONSIDERATIONS

**National Planning Policy Framework (NPPF) 2021**

**National Planning Practice Guidance (NPPG)**

**Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990**

**Tunbridge Wells Borough Local Plan 2006**

Policy EN1: Development Control Criteria

**Tunbridge Wells Borough Core Development Strategy 2010**

Core Policy 4: Environment

## 6.0 LOCAL REPRESENTATIONS

- 6.01 A site notice was displayed at the front of the property and the application was also advertised in the local press.
- 6.02 No representations have been received.

## 7.0 CONSULTATIONS

**TWBC Principal Conservation Officer**

- 7.01 **(16/11/2021 – initial comments, on metal doors)** have reviewed the application drawings and supporting documents and familiar with the property.
- 7.02 The proposal is for the replacement of the existing timber doors of a simple design very similar to the design of the main front door of the house. The material is a traditional material associated with both traditional cart shed and early garages and therefore is sympathetic to the host building. The proposal is for what appears to be an 'off-the-shelf' more generic design in metal. The submitted drawings are of a scale where clear details of the proposed doors are difficult to discern. Given the acceptability of the proposal will depend entirely on the quality and appearance of the garage doors proposed, recommend additional information is sought in the form of the manufacturer's details, installation details and photographs. The additional information is required to allow for an informed decision to be made as to the appropriateness of the proposal and its impact on the significance of a designated heritage asset.
- 7.03 *(Officers' Note: The above advice was discussed with the Agent and the proposal was amended to replace the existing doors with timber doors, not metal. This was deemed to be acceptable by the Principal Conservation Officer and the following consultation was received):*
- 7.04 Further to the consultation on the proposal for replacement garage doors at Church House, Goudhurst, can confirm that now the proposal has been changed from metal doors to timber doors PCO would raise no objection from a heritage perspective. Given that the proposed garage doors will replace existing examples in the same location the PCO does not consider that any condition regarding method of fixing will be required.

## **8.0 APPLICANT'S SUPPORTING COMMENTS** (from Design and Access Statement)

- 8.01 The application proposal represents appropriate development and has no significant or detrimental impact upon the significance, setting or character of the heritage asset.

## **9.0 BACKGROUND PAPERS AND PLANS**

- 9.01 Application Form;  
Location and Site Plan (1016/PP/01);  
Design, Access and Heritage Statement;  
Technical Sheet (Avon Side Hinged Timber Garage Door);  
Existing and Proposed Front Elevations (1016/PP/02 Rev A);  
Photographs.

## **10.0 APPRAISAL**

- 10.01 The main issue is considered to be:
- Impact on the special character and historic interest of the listed building.

### **Impact on the special character and historic interest of the listed building**

- 10.02 The NPPF requires the Local Planning Authority (LPA) to assess such applications considering details that are proportionate to the heritage asset's importance. This reflects the statutory duty within S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 10.03 Similarly, the LPA should take account of the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to a viable use that is consistent with their conservation.
- 10.04 Based on the submitted documents and the specialist advice received, enough information has been provided to fully assess the impact of the proposal on the dwelling's significance and whether a viable use can be sustained.
- 10.05 It was evident from the site visit that the identified garage doors are in a state of disrepair, with both discolouration and surface damage evident. As such, their replacement is considered to constitute reasonable works that would be a betterment if the correct doors were installed.
- 10.06 The submitted details of the proposed timber doors and the Principal Conservation Officer's comments demonstrate that the proposed doors would be acceptable, in that they would respect the character of the building and would not adversely affect its significance. Furthermore, there would not be a substantial loss of historic fabric and the replacement of the existing doors with a more robust set would help to sustain the building in its use as a dwelling, which is clearly a use that is consistent with its conservation.
- 10.07 As a result, the application is considered to comply with Chapter 16 of the NPPF and is supportable.

#### **Conclusion**

- 10.08 Based on the information provided and following the advice from the Principal Conservation Officer, the proposal is considered to not cause harm to the significance, character or heritage value of the listed building. The recommendation is therefore to approve the application.

#### **11.0 RECOMMENDATION – Grant, subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans and documents:

Technical Sheet (Avon Side Hinged Timber Garage Door);  
Existing and Proposed Front Elevations (1016/PP/02 Rev A).

Reason: To clarify which plans and documents have been approved.

3. The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without details being first submitted to, and approved in writing by, the Local Planning Authority.

Reason: To safeguard the historic character and appearance of the listed building

#### **INFORMATIVES**

Planning Committee Report  
2 February 2022

N/A

Case Officer: Michael Taylor

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.