

## REPORT SUMMARY

<b>REFERENCE NO - 20/00221/LBC</b>			
<b>APPLICATION PROPOSAL</b> Listed Building Consent: Refurbishment and minor alterations			
<b>ADDRESS</b> Packs In The Wood Hilbert Road Royal Tunbridge Wells Kent TN2 3SE			
<b>RECOMMENDATION – GRANT</b> listed building consent subject to conditions (please refer to section 11.0 of the report for full recommendation)			
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b>			
<ul style="list-style-type: none"> <li>- The proposed alterations would not impact the character of the building.</li> <li>- Removal of some elements of the building would be considered as beneficial to the character 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): N/A</b>			
<b>Net increase in numbers of jobs: N/A</b>			
<b>Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: N/A</b>			
The following are not considered to be material to the application:			
<b>Estimated annual council tax benefit for Borough: N/A</b>			
<b>Estimated annual council tax benefit total: N/A</b>			
<b>Annual New Homes Bonus (for first year): N/A</b>			
<b>Estimated annual business rates benefits for Borough: N/A</b>			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
The property is owned by the Tunbridge Wells Borough Council			
<b>WARD</b> St James	<b>PARISH/TOWN COUNCIL</b> N/A	<b>APPLICANT</b> Tunbridge Wells Borough Council <b>AGENT</b> N/A	
<b>DECISION DUE DATE</b> 26/03/20	<b>PUBLICITY EXPIRY DATE</b> 16/03/20	<b>OFFICER SITE VISIT DATE</b> 24/02/20	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>Planning Application</b>			
<b>Application number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
10/02977/LBC	Listed Building Consent - Take down central chimney stack and rebuild to replace seriously decayed brickwork	Permitted	28/10/10

## **MAIN REPORT**

### **1.0 DESCRIPTION OF SITE**

- 1.01 The site is located to the northern end of Hilbert Road in Tunbridge Wells. The site lies within the Limits to Built Development with allotments to south and west of the site.
- 1.02 Packs in the Wood is a Grade II Listed House, which was originally built as a farmhouse in the late 17<sup>th</sup> Century. The property is a two storey, detached dwellinghouse with a white painted render finish and tiled roof.

### **2.0 PROPOSAL**

- 2.01 The proposal is for refurbishment and alterations of the Grade II Listed Building. A summary of the proposed works has been provided as follows:

1. Removal of mid-20th century bathroom 'pod' structure from rear outshut
2. Removal of inserted partition from northern room which has formed kitchen. Removal of modern kitchen units
3. Removal of concrete block larder construction which protrudes into rear outshut
4. Creation of new family bathroom to first floor by combining existing wc and small adjacent room. Install new sanitary ware
5. Installation of new kitchen to northern section of outshut. To include new rooflight for improved lighting & new short stair to dining room
6. Insertion of new WC /cloakroom in ground floor outshut
7. Create 'garden room' to southern section of outshut. Insert new French doors onto patio area. Incl. Include a new short stair from living room
8. Undertake minor timber repairs and strengthening to existing framing
9. Adapt partitions at first floor including some small sections of new studding to optimise bedroom layouts
10. Retain doors of character
11. Retain and repair all windows, including metal Crittall windows
12. Make good and repair existing clay plaster
13. Install breathable insulation where possible and breathable board finish
14. Install new heating and electrics
15. Make good patio paving and garden paths
16. Repair and make secure boundaries, so as to make secure for pets and children
17. Designate and create vehicle parking area

### **3.0 SUMMARY INFORMATION**

N/A

### **4.0 PLANNING CONSTRAINTS**

Packs in the Wood is a Listed Building Grade: II (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

### **5.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF): 2019  
National Planning Practice Guidance (NPPG)  
Planning (Listed Buildings and Conservation Areas) Act 1990

## **6.0 LOCAL REPRESENTATIONS**

- 6.01 The application was advertised in the newspaper on 14<sup>th</sup> February 2020.
- 6.02 A site notice was displayed on site on 24<sup>th</sup> February 2020.
- 6.03 The public were able to comment on the applications until 16<sup>th</sup> March. No comments were received.

## **7.0 CONSULTATIONS**

### **7.01 Principal Conservation Officer**

- The detail provided in the heritage report and design proposals is comprehensive and, clearly identifies the heritage value of the building
- The proposal will have no particular impact on the character of the building and the character of the existing asset will not be compromised. Elements currently considered to be detractors are being removed and therefore the proposal has some benefits.
- Conditions were agreed with the Officer which would ensure that the character and historic fabric of the building would be protected.

### **7.02 Historic England**

Historic England have advised that they did not believe it was necessary to consult on this application.

### **7.03 Kent County Council Archaeology**

The Kent County Council Archaeologist has not responded to the request for consultation. As the proposals would likely not require ground works, it is unlikely that it would be necessary to apply archaeological conditions to this application.

## **8.0 APPLICANT'S SUPPORTING COMMENTS**

- The development would result in improvement to the living accommodation of the building allowing its continued viable use.
- The proposed works would remove later alterations from the 1960's which are unsympathetic to the character of the Listed building (including bathroom pod, the larder, concrete steps between the main building and outshot and, first floor partitions.
- The proposals would reinstate a layout more akin to the original and better reveal the character and appearance of the heritage asset for future generations to appreciate.
- Sympathetic repairs to maintain and conserve the heritage asset would be undertaken.
- The proposals are consistent with advice and policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan, and most importantly, the statutory duty set by sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **9.0 BACKGROUND PAPERS AND PLANS**

Application Form  
Site Location Plan  
01 - Demolitions  
H 008-s1 rev A - Existing Ground Floor Plan  
H 008-s2 rev A - Existing First Floor Plan

H 008-s3 rev B - Proposed Ground Floor Plan  
H 008-s4 rev B - Proposed First Floor Plans  
H 008-s5 Rev A - Site Layout Plan  
H 008-s6 - Timber Frame Location  
H 008-s7 - Proposed Rear Elevation  
Planning & Design Statement

## 10.0 APPRAISAL

### Principle of Development

- 10.01 For an application for Listed Building Consent only the impact on the fabric and, character of the Listed Building should be considered. Where there is not a significant impact, the development would be acceptable.

### Impact on Listed building

- 10.02 The proposed alterations and, repairs have been considered by the Principal Conservation Officer. The Officer has supported the proposals as having a limited impact on the character of the Listed Building and indeed some of the proposals would lead to the removal of detractors and therefore have a beneficial impact on the Listed Building.
- 10.03 Paragraphs 192-202 of the National Planning Policy Framework advises of the criteria which should be considered for applications where proposals would affect a heritage asset. It states that local planning authorities should take account of:
- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) *The positive contribution that conservation of heritage assets can make to the sustainable communities including their economic vitality; and*
  - c) *The desirability of new development making a positive contribution to local character and distinctiveness.*

The proposal to repair the building and, remove the later additions returning the building to a layout similar to the original would likely enhance the significance of the heritage asset, enabling its continued use as a dwellinghouse and, allow for its long term positive contribution to the local character and distinctiveness.

- 10.04 Section 16, Part 2 & 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states the following:

- *In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- *Any listed building consent shall (except in so far as it otherwise provides) enure for the benefit of the building and of all persons for the time being interested in it.*

The development proposed would preserve the buildings heritage value by means of repair and reinstatement of original layouts. The use of the building is residential and, the works would allow for its continued use as living accommodation for future occupiers.

### **Conclusion**

- 10.05 The works proposed would comply with the aforementioned policies aimed at enhancing and preserving, the character and fabric of the Listed Building and, to allow for future viable use. The expert opinion of the Principal Conservation Officer is to support the proposals. Of particular importance is paragraph 200 of the National Planning Policy Framework which states that *'authorities should look for opportunities ... within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'* The proposals would both have apposite contribution to the asset by means of repair and, would better reveal its significance by removing the 1960's alterations which are unsympathetic to the building. As such, the recommendation for this application is to approve.

### **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 be carried out in accordance with the following approved plans:

01 - Demolitions  
H 008-s3 rev B - Proposed Ground Floor Plan  
H 008-s4 rev B - Proposed First Floor Plans  
H 008-s7 - Proposed Rear Elevation  
Planning & Design Statement

Reason: To clarify which plans have been approved.

- (3) The development shall be carried out in accordance with the details of external materials specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- (4) Notwithstanding the details hereby approved, prior to the commencement of those areas of work referred to below, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Full detail sections at a scale of 1:10 through all external walls which are proposed to be altered to achieve better insulation, weatherproofing or for other purposes shall be provided complete with method statements or specifications for all proposed works and proposed materials.
- b) Full detailed information of all flues, air conditioning units and mechanical ventilation that may be required, including dimensions, colour and material, complete with method statement of installation. Fully detailed elevations at a scale of 1:50 showing the location of all flues or mechanical installations shall also be submitted.
- c) Full detailed layout plan and method statement for the electrical and heating fit-out.

All works shall be carried out in accordance with the approved details.

Reason: To preserve the character and historic fabric of the building

- (5) Prior to the commencement of any plastering works, the following details shall be submitted to and approved in writing by the Local Planning Authority.

- Photographs to show the areas to be replastered.
- A specification for the plaster to be used.

The works shall be carried out in accordance with the approved details.

Reason: To preserve the character and historic fabric of the building

INFORMATIVES

N/A

Case Officer: Lisa Williams

- 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.