

Planning : **HERITAGE STATEMENT**

Planning application

Installation of in ground Swimming Pool & construction of pool house with pergolas

KENTWATER HOUSE

Hartfield Road Cowden TN8 7DX

To be read in conjunction with the Design & Access Statement

We submit the proposals will have a negligible impact on the built volume through either their mass or scale due to the minor nature of the works. We suggest the domestic scale of the proposal, in keeping with the size & scale of the property, the use of existing materials compatible with the character of its surroundings will result in no intensification of use of the site. The proposal is for a purpose incidental to the enjoyment of the dwelling.

Heritage Statement - Impact on the Heritage Assets:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 considers development which affects a listed building or its setting, having special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

Paragraphs 184-202 of the NPPF are concerned with conserving and enhancing the historic environment and in particular the importance to be attached to the conservation and enhancement of heritage assets when considering development proposals.

Policy EN4 of the ADMP further states that proposals which affect a heritage asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Consequently, the inclusion of a structure or space on the statutory list will be a material consideration.

With regard to the potential impact of the proposals on the heritage significance and the main dwelling house, the proposed in-ground, constant depth swimming pool is located in the rear garden of the listed building (the garden area itself is not listed however and the proposal is located some distance from the main listed dwelling).

It should conserve or enhance the character, appearance and setting of the listed asset. Kentwater House is located in a quiet rural location close to Cowden village. The property is a Grade II listed building. Kentwater House is a two-storey Grade-II listed timber-framed building with a gable end dating from the 16th century and gabled wing reproduction dating from circa 1920. The property has hung tiles along the rear elevation and a later 20th-century extension to the rear

of the 1920s wing with a recent new extension granted permission. The property is sited on a large plot in a rural location. The proposed swimming pool and pool house with pergola to be located within the large enclosed rear garden, south of the main dwelling.

Consequently the in-ground nature of the pool, the oak framed and larch feather edge pool clad house and oak pergolas appears a sufficient distance from the house to avoid harming the historic and architectural significance of the asset or its setting. The pool will not generally visually impact or intrude in the context of Kentwater House. Furthermore, appropriate selection of materials - traditional oak timber and wealden clay bricks & tiles - have been carefully chosen for the construction of the structures and paving to ensure that any impact on the surrounding heritage asset and the historic setting are kept to a minimum as they are in keeping with similar materials used throughout the garden.

Conclusion

The proposed works to instal the in-ground pool are considered to be appropriate in the context of the site and the existing built form. The pool would not result in any unreasonable loss of privacy to the neighbouring property or to create overshadowing issues. The proposal is also considered to meet the requirements of the current Heritage policies. On this basis, the proposal appears to be in accordance with the development plan.

We submit this application for approval with the reasons stated outweighing any potential presumption against what might be considered inappropriate development.