



F.A.O Sevenoaks District Council
Council Offices,
Argyle Road,
Sevenoaks,
TN13 1HG

Our ref: MWB/MA/15872

03 September 2021

Dear Sir/Madam,

**LISTED BUILDING CONSENT APPLICATION FOR THE RESTORATION AND
CONVERSION OF EXISTING GRADE II LISTED COTTAGE TO FIVE BEDROOM
DWELLING AT HALLS GREEN, HALE OAK ROAD, SEVENOAKS, KENT, TN14 6NQ**

HERITAGE STATEMENT

This letter accompanies an application for Listed Building Consent and comprises a Heritage Statement, prepared by DHA Planning on behalf of our clients Harlequin New Homes Weald Ltd in relation to the above site and proposed conversion works. Listed Building Consent was previously in place, granted on 9 May 2017, but this has now expired (Ref:16/03319/LBCALT). Planning permission remains in place, as it was granted at a later date in February 2019 as part of a wider redevelopment proposal (ref: 18/03418/FUL).

The Site

The site currently comprises a single Grade II Listed Building (Historic England's List UID: 1243527). The building originates in the 18th Century, and comprises a two storey detached building that was formerly used as an on site caretakers cottage. The cottage forms part of a larger site which was previously used as part of an outdoor activity centre. Planning permission is now in place for a residential development of six dwellings, comprising 5 new detached dwellings whilst a further dwelling is to be provided within the retained, refurbished and converted Listed Building.

planning transport design environment infrastructure

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The Proposals

The proposed works relates to the conversion of the existing building into a five bedroom dwelling. Listed Building Consent is sought in relation to external and internal refurbishment of the existing building, including a new rear porch canopy, internal removal of an existing stud partition on the ground floor, the addition of a ground floor window on the front elevation and the replacement of a ground floor door on the rear elevation. The proposals are identical to those previously proposed and approved through 16/03319/LBCALT.

Planning Policy Framework

The NPPF recognises, at paragraph 189, that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance. Paragraph 202 states that where development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

Policy EN4 of the Sevenoaks Allocation and Development Management Plan states that proposals that affect a Heritage Asset, or its setting, should be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Planning Considerations

Throughout section 16 of the NPPF, there is an emphasis placed on sustaining and enhancing the significance of the heritage asset, while ensuring viable use. The works proposed would preserve and enhance the character and appearance of the building and whilst also ensuring viable occupation of the property.

It is considered that the proposed internal alterations to the building would not harm the existing historic fabric, as the removal of a ground floor stud partition is not original. Moreover, the building work and its conversion would ensure the on-going maintenance of the building and would clearly bring it into a more habitable state than present. The insertion of the new ground floor timber window would match the proportions and placement of the existing on the front elevation of the building and would not harm existing character and appearance.

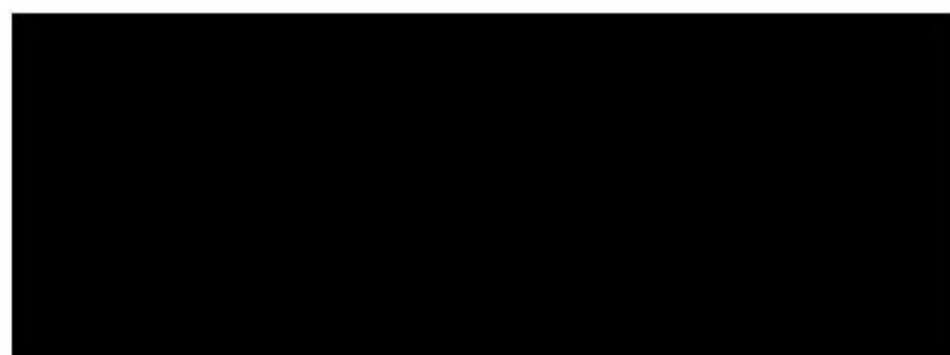


Conclusion

The above considered, and especially given that the proposals match previously approved works under Ref 16/03319/LBCALT, it is clear that the application proposal would not affect the historic significance of the property as a heritage asset. The proposals are considered to meet the statutory test in relation to listed buildings and be in accordance with the development plan and should therefore be approved without delay.

We trust that the documentation submitted is sufficient enough for you to determine the application; however, please do not hesitate to contact me if you have any queries.

Yours sincerely,



Mark Bewsey MRTPI

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