

SIGNIFICANCE OF IMPACT OF PROPOSALS ON THE ASSET: The installation of a bathroom window in the rear elevation of the asset would have minimal impact on the asset – all joinery would match existing .

It is also submitted that the demolition of the existing large private garage and erection of a smaller garage within the curtilage of 56 High Street would have minimal impact on the listed asset [no more than the present structure]. The demolition of 58 High Street which is situated off the High Street and not in the street scene - and replacement with a modest 'barn-style' annexe would have little impact on the significance on the listed assets [Nos 56 & 57] or the Conservation Area.

The present building 58 High Street is ancillary to the use of the listed asset and is situated on the boundaries and gardens of dwellings in Horton Way , Hillside and the High Street. Clearly maintaining 58 High St cannot be done without direct access into gardens of three neighbouring properties. This has clearly been a problem in the past and the structure has suffered as a consequence to the extent that demolition beckons. The external walls, particularly at the rear are wet and it is fact that the roof discharges into the top of the north wall without eaves or gutter to clear the wall. The east and west gables are also in poor condition and the floor level of the outbuilding is well below the adjacent garden levels. It is unlikely that the external boundary walls have a damp course but in any event it has been breached by the higher level of neighbours gardens. The roof of the outbuilding at the rear cannot easily be maintained and rainwater satisfactorily disposed of and continues to undermine the structure. To demolish the outbuilding and rebuild at least 900mm from the rear boundary wall is clearly advantageous to adjoining land owners. The present walls to be reduced in height to say 1.8m [or as agreed with neighbours and the LPA] with a brick- on- edge capping of 'Southwater' semi- engineering bricks. The walls would remain only as boundary walls.

[The proposed roof of a new annexe could reuse the existing clay pantiles if suitable following close inspection of the condition of the tiles. Generally the annexe to be timber-framed, clad with Black weatherboarding in the Kentish tradition for simple barn structures. All joinery to be bespoke timber frames etc .]

At present No 56 has a large garage at the rear. The proposals include a new smaller garage with a lower roofline, to replace the existing large private garage. A second casual parking space is situated in front of the proposed smaller garage and a third c.p. space under the car-port of the proposed annexe. It is submitted that these works would have minimal impact on the listed assets 56 & 57 High Street, the local neighbourhood and Conservation Area of Farningham.

The site is within in the Conservation Area of Farningham. It is respectfully submitted that the present outbuilding is not of any special architectural significance and is set- back behind the High Street and barely noticeable in the street scene unless particular effort is made to look between the terraces either side of the private access from the High Street. A modest attractive barn-style residential annexe would sit neatly within this enclave at the back of the present access and complement the present enclave. [see photo-montage, page 9 refers]

The retention of business uses on the site of 58 High Street would be counter productive, and harmful to the Conservation Area and particularly neighbours adjacent to the site and also the listed assets 56 and 57 High Street. A change of use from business to residential use would clearly benefit the neighbourhood with little adverse impact and not conflict with the best interests of the Conservation Area or listed assets 56 and 57 High Street, Farningham.

CONCLUSION: Should LBC [and planning permission] be granted the annexe would have an amenity space comprising a small terrace within the curtilage of the listed asset and linked to the garden of the listed asset for the family to meet together yet providing some independence for the annexe. The living room of the proposed annexe would have a window for the applicant's Mother to view over her daughter's garden to retain a visual family link and not feel isolated.

The previous planning permission required 3 parking spaces to be provided and this has not been compromised . It should be noted that there is also a small garage at the rear of 57 High Street, which has access via the existing private drive owned by the applicant and remains undisturbed. There is also a 4 ft wide [1.2m] pedestrian R.O.W on the east side of the access serving dwellings in 'South Terrace' [This is overgrown and clearly unused but should be put back into use by clearing the vegetation.]

It is submitted that the proposed residential annexe in lieu of business premises on the site of 58 High Street will complement the street scene in Farningham and create a charming asset in the Conservation Area without detriment to the neighbourhood, Conservation Area or the listed assets.

The LPA's careful and sympathetic consideration and approval of the following works would be appreciated:

- * Make minor alterations to install a bathroom window at the rear of the listed asset 56 High St.,
- * Replace a large private garage to 56 High Street with a smaller garage at the rear within the curtilage of 56 High Street.
- * Demolish 58 High Street and erect ancillary residential accommodation in the form of a 'Granny Annexe' [encroaching within the curtilage of the listed asset] for the applicant's Mother in urgent need of Care in the Community within the family bubble .