

3 Innovation Place
Douglas Drive
Godalming
Surrey
GU7 1JX

5th December 2023

Dear Sir/ Madam

**Re: KENT HOUSE, EAST HARTING, GU31 5LS
REPLACEMENT OF EXISTING GARAGE
SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990
SUBSTITUTION OF APPROVED SCHEME DRAWING – AMENDMENT TO THE
DESIGN OF THE PROPOSED ROOF**

We refer to the above addressed site and confirm that we are acting on behalf of the owners Mr and Mrs Bonham Carter. Planning permission was granted on 17th May 2023, reference SDNP/23/00648/HOUS.

Since the approval of the proposed scheme, the applicant has reconsidered the detailed design of the proposals and wishes to alter the design to more sympathetically reflect the roofs of surrounding outbuildings. The proposed new roof design will not alter the approved floor plan.

Accordingly, we submit this Section 73 application seeking to substitute the approved scheme drawings from permission ref SDNP/23/00648/HOUS, as listed in Condition 2, for the updated drawings attached to this application.

The accompanying drawings illustrate the site plan, proposed elevations and floor plans (which remain unaltered). Within this letter we set out how and why the changes constitute a ‘Variation in a Condition’ which can be dealt with by way of a Section 73 Application.

In order for you to determine this application the following documents are included within this application:

1. Application form
2. Proposed plans and elevations
3. This letter comprising Supporting Statement
4. Appropriate fee

1. **Introduction**

- 1.1. This application seeks planning permission for a variation to the approved scheme drawings, as an amendment to the scheme for which permission was granted (reference SDNP/23/00648) for the replacement of an existing garage at Kent House, East Harting. The application proposes a revised roof design for the permitted garage building, to be in the form of a barn hip instead of a gablet - as previously permitted. The proposal would not alter either the approved layout or floor area and the ridge height would remain the same.

APPLICATION SITE AND PLANNING HISTORY

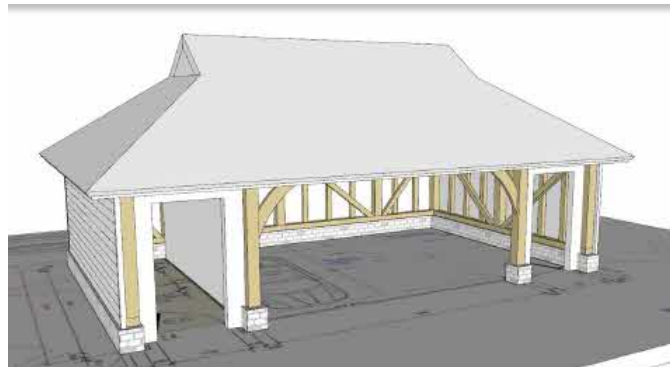
- 2.1 The application property, Kent House, lies in a rural location within the South Downs National Park (SDNP), to the west of Easy Harting and to the north east of South Harting.
- 2.2 Kent House is a two storey detached Grade I Listed Georgian property set within generous grounds. The property lies to the north of Elstead Road, accessed via a lane, leading off Elstead Road. Kent House sits on the western side of the lane, with the lane also serving a small number of properties in the vicinity.
- 2.3 Planning permission was granted for a replacement garage building, with two open car parking bays and two closed bays for secure storage to serve the property. The approved building had a gablet roof form.
- 2.4 This proposal would be in the same position as the approved building and only seeks to alter the shape of the proposed roof. Materially however, the proposal would not alter the layout or the floor area, and would retain the approved ridge height. The eaves would be 100mm lower. It simply seeks to alter the end elevations of the roof from a gablet to a 'barn hip'. Whilst the proposed roof would be marginally larger than that previously approved, it would be more in keeping with the existing roof forms in the vicinity and in particular the existing outbuildings on the site.

2.5 The impact of this proposed amendment, addressed in this application, will not result in harm to the wider landscape setting of the Listed Building, nor the neighbouring amenities. The changes are limited to a revised design of the proposed roof of an approved garage building which will serve the host dwelling.

3 Proposed Development

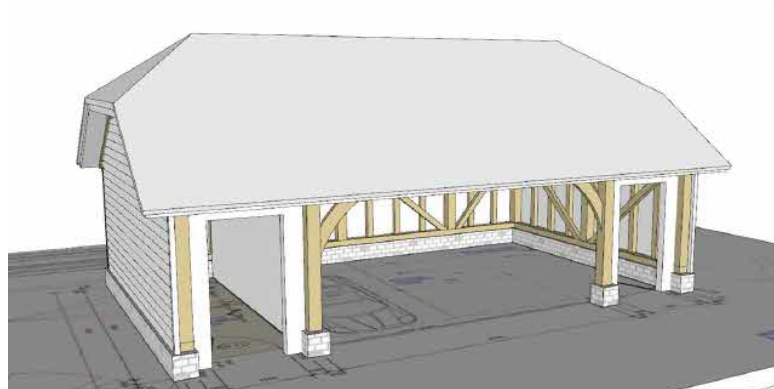
3.1 Planning permission reference SDNP/23/00648 granted permission for the provision of a replacement garage, at Kent House, East Harting, GU31 5LS.

3.2 Since permission was granted however the applicant has reconsidered the proposed design and seeks permission to vary the design of the roof from a gablet to a barn hip roof. The approved elevation is indicated below.

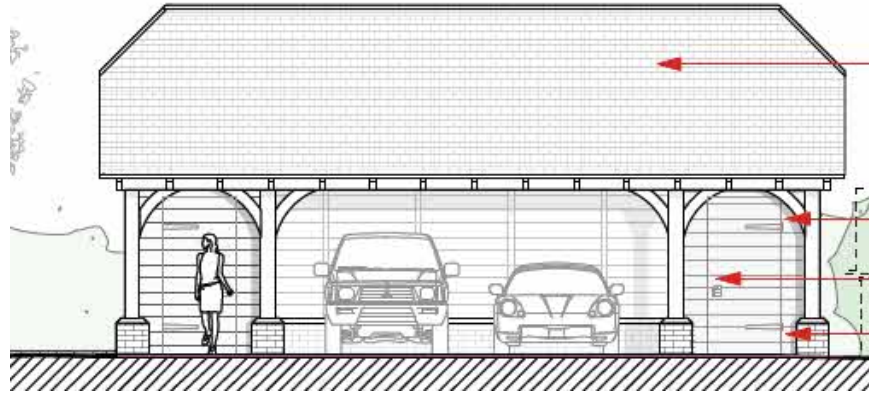


Approved roof form

3.3 There is no change to the floor plan of the proposed building nor the ridge height. The proposed elevation is indicated below:



Proposed roof form



Drawing extract – west elevation

- 3.4 The proposed revised roof form will have no greater material impact on either the landscape character, site or immediate surrounding area, over that which has previously been permitted. In addition, the roof design will be in keeping with the roof design of surrounding outbuildings as shown in the photographs below, and on the accompanying information sheet:





Photos of adjacent outbuilding roofs – showing barn hip

- 3.5 Accordingly, a Variation in a Condition is sought to deal with the proposed amended design of the roof. The approved drawings, 7404/GA/20 C; 7404/GA/19 C and 7404/GA/11 C are proposed to be superseded by amended drawings 7404/GA/20 Rev D; 7404/GA/19 Rev D; 7404/GA/11 Rev D, to reflect the revised scheme drawing as a variation of Condition 2. Drawing 7404/GA Rev D also provides examples of barn hip roofs, as now proposed, in the immediate vicinity. It is argued that the proposed roof would therefore be wholly appropriate and in context in this location, reflecting the form of roofs within the wider site.

4 **Summary**

- 4.1 In view of the above, this proposed variation is a straightforward case whereby the design of the roof would be revised from a gabled to a barn hip to more simple and sympathetic design to reflect the form of existing roofs within the immediate vicinity.

- 4.2 We therefore trust this application can be dealt with as a Variation of a Condition application, under Section 73 of the Town and Country Planning Act 1990.

- 4.3 We look forward to receiving your confirmation that this is a valid application. In the meantime if you require any further clarification on any aspect please do not hesitate to contact us at the above address.

