

Dover District Council

Via email

21st February 2024

Our ref: 676_01

Dear Planning Department,

Project: Proposed garden room

**Address: Plot 1, Land to the rear of The White Cliffs Hotel , High Street,
St Margarets At Cliffe**

Please find attached my application for the above application.

Relevant Planning History:

- **Application 19/01112** - Proposal: Erection of 2no. dwellings with associated parking, change of use and conversion of 2no. annexe buildings to 2no. dwellings with replacement door to window on front elevation of unit 5 and creation of gated entrance (amended scheme reducing the number of new-build dwellings from 3 to

Status: Approved and currently being constructed on site

Location: The White Cliffs Hotel , High Street, St Margarets At Cliffe

Heritage Statement

The application site currently holds permission for the erection of two new dwellings.

These two dwellings are now substantially complete.

This application seeks permission for the erection of a garden room building in a traditional style situated in the rear garden to plot 1.

Materials will mirror that of the approved dwelling and will form a subservient additional to the new family home.

The design is single storey in a traditional style.

Significance of the Heritage Assets

In this instance the proposal would have little impact on a designated heritage asset, as defined by the National Planning Policy Framework (NPPF), this being the listed building fronting High Street.

The NPPF defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset's physical presence, but also from its setting'.

Policy Context

Heritage

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard shall be had to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. Section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law has established that the duties described should be given considerable importance and weight.

Section 12 of the National Planning Policy Framework 2012 (NPPF), sets out Government policy for conserving and enhancing the historic environment. This highlights the need to conserve heritage assets 'in a manner appropriate to their significance'. Paragraphs 131 to 134 set out a framework for considering the impact of proposals on the significance of heritage assets.

Further national guidance is provided by Historic England in 'Making Changes to Heritage Assets' February 2016. This provided more detailed guidance on alterations to heritage assets, the aim of which is to 'recognise and reinforce the historic significance of places, while accommodating the change necessary to ensure that people can continue to use and enjoy them'.

The Local Development Framework:, sets out policies and objectives for shaping development in the District.

Design

Section 7 of the NPPF sets out Government policy for securing good design in new development. Planning policies and decisions should aim to ensure that development seeks to promote or reinforce local distinctiveness, and should 'respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation'.

The Proposal and its Potential Impact on the Significance of the Heritage Assets

The nature of the proposals

It is proposed that a simple traditional garden room is added to the application site to serve the property in order to improve the functionality of the house; to improve living conditions; to improve the fabric of the building, and to make it a house 'fit for purpose', responding to the changing needs and aspirations of living in the 21st Century. The proposals would also help to secure its long term future.

Landscaping

Landscaping will remain unaffected by the proposal.

Access to the Site.

Access will remain unaffected by the proposal.

Appearance

Traditional material will be used.

Conclusion

The siting of the proposed has been carefully considered to avoid visual impact on the setting of the listed building.

It can be seen that the proposals do give 'special regard' to the desirability of preserving the listed building and its setting, and equally they do give 'special attention' to the need to preserve or enhance the character or appearance of the listed setting and conservation area.

The proposal put forward in this application would improve the facilities and functionality of the building/ application site; address size and function; preserve what is 'truly' significant, whilst allowing the application site to respond to the changing needs and aspirations of living in the 21st century.

In view of the above it is considered the proposal does preserve the special character of this listed building, and the character and appearance of setting, and as such respond appropriately to both the national and local policy context identified above.

In view of the above it is considered that these proposal should be positively encouraged and approved.

Yours faithfully

Luke

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