

# **PLANNING AND HERITAGE STATEMENT**

**Dambridge Farm Barns**  
(Outbuilding Dambridge Oast) Dambridge Farm Road, Wingham, Kent



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## The Site and Proposal

### Development Proposal

This application relates to the conversion and extension of a curtilage listed outbuilding to 2no residential units which has previously been granted planning and Listed Building Consent for conversion

The application proposal seeks to obtain consent to add a rear addition to the rear (North) unit.

### The Site

Dambridge Oast, immediately next to the barns is a Grade II Listed Oast house conversion and thus the out buildings are curtilage Listed



### Planning history

*21/00649 Conversion of outbuildings into 2no. dwellings with associated parking and landscaping APPROVED*

*21/00173 (Listed Buildings) Conversion and extension of outbuilding into 2no residential dwellings. Internal and external alterations including: insertion of rooflights, new and replacement doors and windows. APPROVED*

*18/00521 - Conversion and extension of outbuilding into 2no residential dwellings. Internal and external alterations including: insertion of rooflights, new and replacement doors and windows, partitions and staircases. Insertion of new first floor structure. APPROVED*

17/00539 - Conversion and extension of outbuilding into 2no residential dwellings. Internal and external alterations including: insertion of rooflights, new and replacement doors and windows, partitions and staircases. Insertion of new first floor structure. APPROVED

16/01464 - Conversion of outbuilding into two residential dwellings. Internal and external alterations including: Insert rooflights. Insert and replace doors and windows. Insert partitions and staircases. Form first floor bedroom and storage within roof space. APPROVED

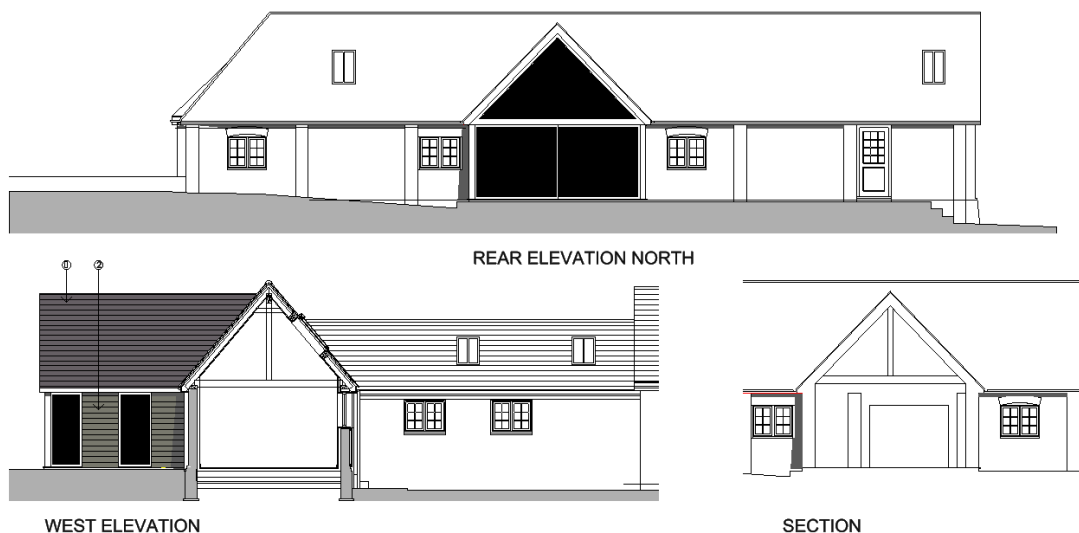
DOV/05/00576 & 00626- Change of use and conversion of agricultural building to provide two holiday lets, including external alterations to fenestration APPROVED

Planning Condition (21/00649) Removes permitted development rights,

*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification), no development shall be carried out within Classes A, B, C, D, E, G and H of Part 1 and Class A of Part 2 of Schedule 2 of that Order.*

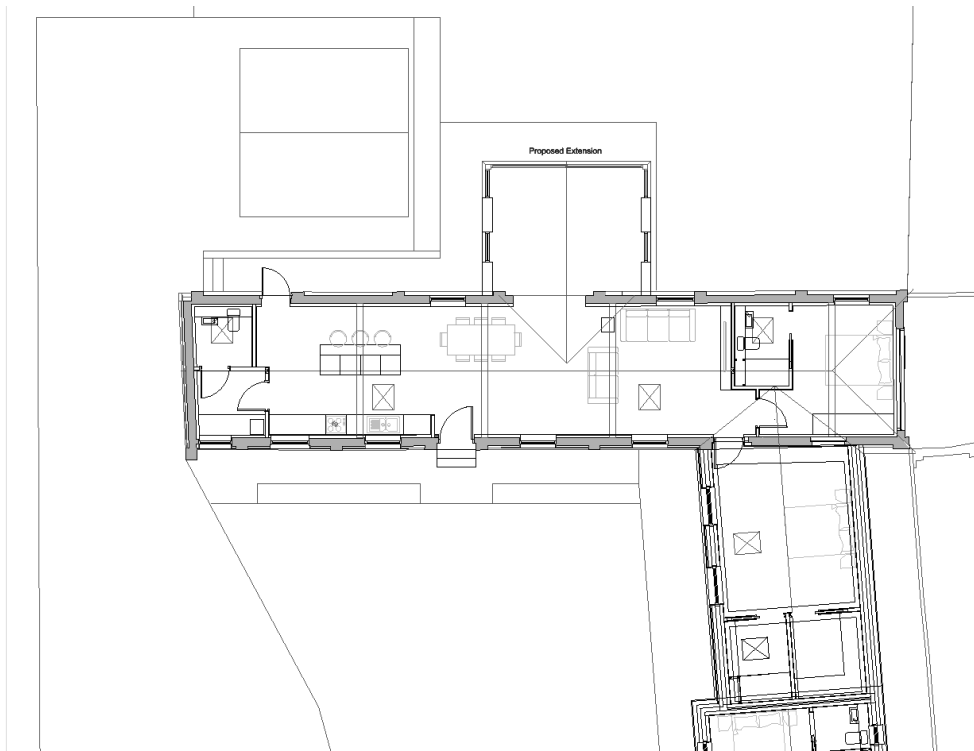
## The Proposal

The application scheme proposed adding a rear addition to the North Barn adding to the living accommodation. The extension will extend out 3.8m with an overall width of 5m.



## Proposed Elevations

The design is intended to be contemporary so as to differentiate between the original Heritage building and latter addition. The extension will include a pitched roof with a fully glazed gable end, the side elevations will be a mix of glass and black stained timber boarding.



Proposed floor plan

### The Main Issues

- 5.01 The main consideration in this case concern the impact that the proposed alterations would have upon the special architectural or historic interest of the listed building.

Dambridge Farm Oast is separated by some distance to the existing out buildings and itself has recently been the subject of a substantial rear addition.

Due to the separation it is considered that the proposed addition will overall have a neutral effect and will not detract from the Listed former Oast House or indeed the curtilage Listed outbuildings.

In addition to the above the proposed addition is not seen from the wider public domain and will not harm the setting or adjacent countryside.