

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 13/01926/LBC

Ward:
Darwin

Address : The Larches Sevenoaks Road Pratts
Bottom Orpington BR6 7SE

OS Grid Ref: E: 545546 N: 163168

Applicant : Mr A Thomas

Objections : NO

Description of Development:

Ground floor side and first floor rear extensions, internal alterations, provision of side dormer to southern elevation; two lightwells and railings to front elevation and fenestration and elevational alterations
LISTED BUILDING BUILDING CONSENT

Key designations:

Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
Flood Zone 2
Flood Zone 3
London City Airport Safeguarding

Proposal

To be considered jointly with application ref. 13/01925 for planning permission.

This application was deferred by Members of the Plans-Sub Committee which convened on 3rd October to seek a set-back of the first floor extension in order to improve the relationship with the neighbouring care home property. The proposal has not been amended, and the previous report is repeated below for Members' consideration. Any further comments will be reported verbally or in writing at the committee.

The proposal involves the partial conversion of the existing building - a Grade II Statutorily Listed Building, reportedly built in 1820 - back to residential use, and the construction of a first floor rear extension. Details relating to the external works/extensions are set out in report ref. 13/01925.

The internal works which are also subject to Listed Building Consent involve the reinstatement of two walls within the front reception room to form a separate hallway entrance, together with lounges; and the carrying out of various other

alterations at ground and first floor levels, primarily to facilitate the conversion of the building to residential use.

The application is accompanied by a Design and Access Statement which also includes background information on this listed building.

Location

See accompanying report ref. 13/01925.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and no local representations were received.

Comments from Consultees

See accompanying report ref. 13/01925.

Planning Considerations

Policy BE8 (Statutory Listed Buildings) is considered relevant to the determination of this application, as is Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Planning History

See accompanying report ref. 13/01925.

Conclusions

The main issues relating to the application are the effect that it would have on the character, setting and special interest of the Listed Building.

Although its setting has been eroded by more recent development to the north and west the application property forms a distinct local landmark which is most visible from the adjacent Sevenoaks Road. It was originally constructed as a single family residence, reportedly built in 1820, and is described on the English Heritage web site as such:

"2 storeys. 3 windows. Stuccoed. Cornice and parapet. Hipped slate roof. Windows in moulded architrave surrounds with jalousies and glazing bars intact. Those on the 1st floor with cornices and pediments also. Small porch with thin fluted Greek Doric columns. Small porch. Each end of the house is curved."

Aside from the ground floor extension at the rear, the building has largely retained its original form and appearance, and a number of internal original features remain, including the main stairwell and lantern light situated just beyond the entrance hall. The reinstatement of the residential use of the property, albeit in part, is considered

appropriate, and the ensuing renovations will help to improve the overall appearance of this listed building.

The proposed first floor rear extension is considered to be subservient on the basis that its two flank walls will be inset relative to the existing ground floor addition which will help to maintain the prominence and definition of the original part of the building. The proposed lightwell railings to the front are modest and not out of keeping with a building of this age. The dormer window, and shower room extension are also considered to represent modest additions and, taken as part of the overall proposal, are acceptable.

Background papers referred to during production of this report comprise all correspondence on files refs. 11/00331, 11/00347, 13/01925 and 13/01926, excluding exempt information.

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01

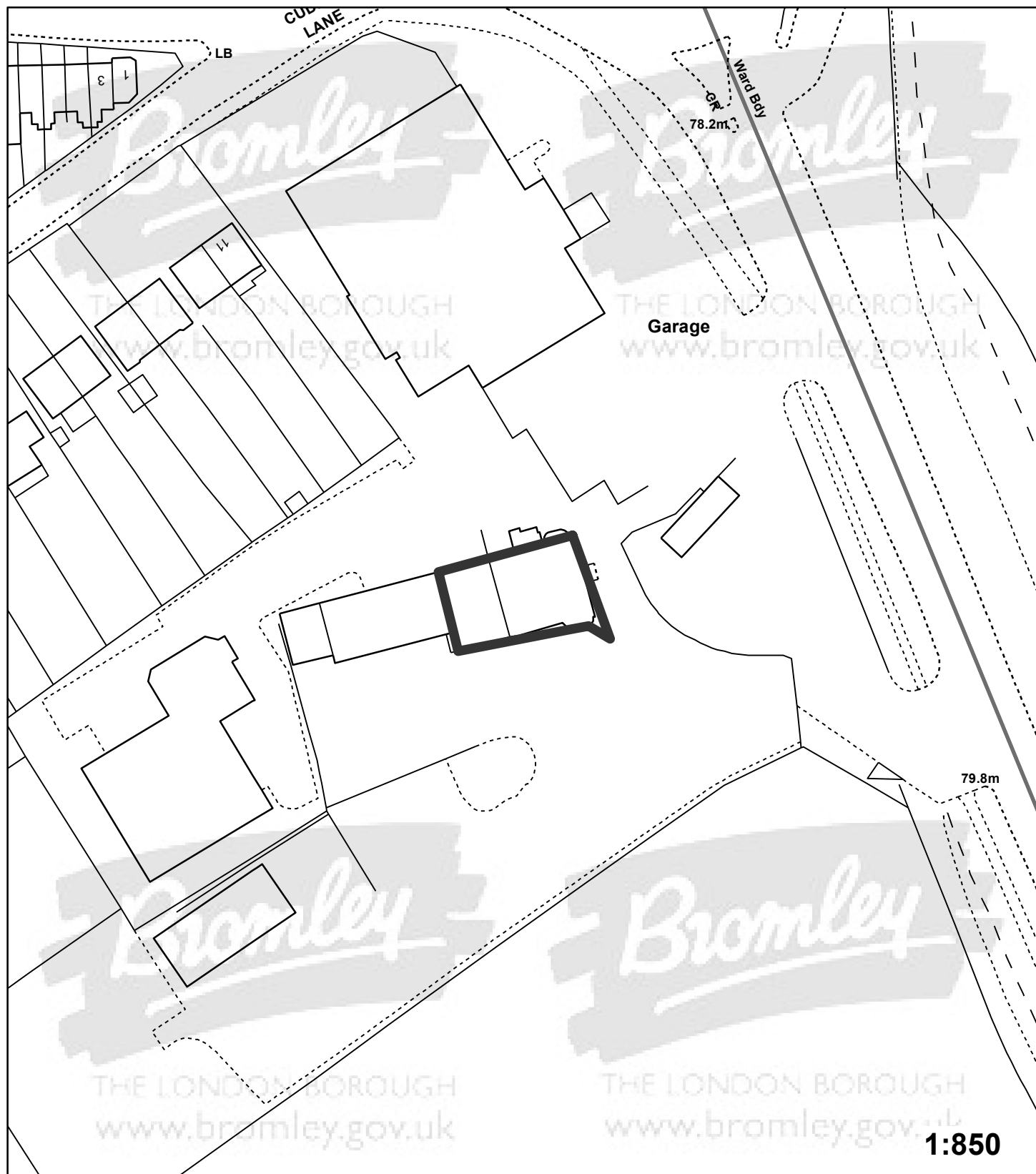
INFORMATIVE(S)

- 1 The applicant is reminded to discharge all pre--commencement conditions set out in accompanying planning application reference 13/01925/FULL3.

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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