



Mr S Leadbeter
C/O Mr Jonathan Morris
Complete Land Management
Sackville House
Sackville Lane
Hartfield
TN7 4AW

11 April 2022

PLANNING DECISION NOTICE

APPLICANT:	Mr S Leadbeter
DEVELOPMENT TYPE:	LBC (alterations/extensions)
APPLICATION REFERENCE:	22/00119/LBC
PROPOSAL:	Listed Building Consent: Change of use and restoration of oast to a dwellinghouse
ADDRESS:	Oast At Marsh Quarter Farm, Marsh Quarter Lane, Sandhurst, Cranbrook, Kent

The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed site and roof plan - Drg no. 2014/19
Reconstructed sections - Drg no. 2014/13 B
Proposed ground floor plan - Drg no. 2014/20 B
Proposed first floor plan - Drg no. 2014/21 B
Proposed elevations - Drg no. 2014/22 B
Proposed section - Drg no. 2014/23 A
Proposed south elevation - Drg no. 2014/24
Proposed north elevation - Drg no. 2014/25
Proposed east elevation - Drg no. 2014/26 A
Proposed west elevation - Drg no. 2014/27
Structural condition plan - Drg no. 2014/30 A
Structural condition elevations - Drg no. 2014/31 A
Structural condition elevations 2 - Drg no. 2014/32 A

Reason: To clarify which plans have been approved.

- (3) Repair and rebuilding works shall be carried out in accordance with the principles and framework provided in the 'Report on Proposals to Repair and Reconstruct Marsh Quarter Oast' dated 24 December 2021.

Reason: To conserve the significance of the non-designated heritage asset.

- (4) No works to dismantle the north wall shall take place until a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority. This shall include the programme and methodology of site investigation and recording and the nomination of a competent person to undertake the agreed works.

Reason: to ensure items of historic merit are properly recorded.

- (5) No works to excavate shall commence until a written scheme of investigation (WSI) for these works, in accordance with the recommendation in the heritage statement, has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- the programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

All works and excavation shall be carried out in accordance with the approved details.

Reason: To ensure items of historic merit are properly recorded.

- (6) Prior to the commencement of works to reconstruct the brick walls, a 1 metre by 1 metre sample panel of brickwork shall be constructed on site, incorporating brick type, brick bond, gauge of joints, mortar mix and pointing finish, for inspection by the Local Planning Authority, and approved in writing by the Local Planning Authority. The sample panel shall thereafter be retained on site for the duration of the works. The development shall be constructed in accordance with the approved brick panel.

Reason: To maintain the quality of the development.

- (7) No rebuilding works shall take place until a structural engineer's initial scope of works for any underpinning or strengthening and supporting structures or methods is submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and historic fabric of the listed building.

- (8) Prior to the commencement of works to clad the roof and walls, details, including source, type, timber species, profile and finish where appropriate of the roof tiles and weatherboarding shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the quality of the development.

- (9) Prior to the commencement of works to internally line the reconstructed building, typical large scale section details of any insulation build up and/or internal framework for the habitable spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and historic fabric of the listed building.

Informative(s):

- (1) The applicant is requested to instruct a photographic schedule of works as they progress, and to provide these photos to the Local Planning Authority at completion, to be deposited, along with the heritage statement, to the Kent Historic Environment Record.
- (2) The applicant is requested to commission a plaque or date stone indicating that the oast was rebuilt at this time, to be included in the reconstructed walls or attached to them.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, consisting of a large 'S' followed by a stylized, cursive name.

Stephen Baughen
Head of Planning
Tunbridge Wells Borough Council

IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made to the Planning Inspectorate and further details can be found at <https://www.planningportal.co.uk/info/200207/appeals>.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

SGN Advisory note

There are a number of risks created by built over gas mains and services; these are:

1. Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
2. Gas entry into buildings – pipework proximity increases risk of gas entry in buildings.
3. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
4. Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation.
5. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development **and**
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

<https://www.sgn.co.uk/damage-prevention>

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work

Further information can also be found here:

<https://www.sgn.co.uk/help-and-advice/diggingsafely>