

Application Number	17/00568/AS
Location	Former Wye College Buildings, High Street, Wye, Ashford, TN25 4AH
Grid Reference	05520/46862
Parish Council	Wye
Ward	Wye with Hinxhill
Application Description	Conversion of former College buildings to provide 38 dwellings with internal and external alterations to include new openings, new partitions, closure of existing openings, removal of doors and partitions, new staircases and opening up of intermediate floor. Demolition of existing extensions
Applicant	Telereal Trillium c/o Agent
Agent	Hobbs Parker Property Consultants LLP
Site Area	1.01ha

(a) First consultation 91/14	(b) First consultation: R	(c) First consultation: EA X; NE X; HE X; SWS X; GS X; WPCC R
Second consultation 91/2	Second consultation: R	Second consultation: SWS S; HE X

Introduction

1. This application is reported to the Planning Committee because it relates to the major application which is also on the agenda (17/00567/AS).

Site and Surroundings

2. Wye College is located in the centre of Wye village and Wye Conservation Area. The college complex is made up of a series of quads; the earliest of which date from the C15 when a chantry was established. The chantry was essentially a form of trust fund for the purpose of employing priests to sing masses for the benefit of its founder, John Kemp and his family. The provision

included a master to create a free grammar school for the poor children of Wye.

3. The dissolution of the monasteries in the mid C16 resulted in the site being surrendered to the Crown. The buildings then passed into private hands after which the site became a dwelling until the early C18, although the school also remained active on the site. By the C18 the complex contained two schools, which enjoyed fluctuating fortunes over time. The site became an agricultural college in the C19, which saw the site significantly developed to what we see today. Apart from a brief period when it served as a hospital during World War I and housed the Women's Land Army in the Second World War, the site continued as an agricultural college until 2008 when the college "moved" to London: the site has been vacant ever since.
4. A detailed and informative historical assessment of the buildings has been produced by Rupert Austen at Canterbury Archaeological Trust. Whilst it would not be possible to relay all the information that has been revealed in that report, some brief overview is needed to appreciate the significance of this site and to understand the progression of the application.
5. The growth of the complex over so many centuries has resulted in there being some blurring of the divisions between the different building periods, particularly as the buildings are all interlinked, internally as well as externally. However, the division of the complex can be roughly divided into two areas of historic interest: the first being the mediaeval buildings and the second being the C19 and C20 buildings. The buildings are arranged in five quads and are generally known as Cloister Quad, West Quad, North Quad, South (Middle) Quad and Agricola Quad. These can then be identified in terms of their historic interest. The Cloister Quad comprises the original mediaeval building, with a walled garden to the front, containing the detached Latin School. These mediaeval buildings are unarguably of the highest significance attributed by Listing, being Grade I. The Wheel Room is also a mediaeval building in origins and was originally a detached outbuilding located adjacent to the road, to the east of the main buildings. It was possibly built as a brew house and although contains mediaeval fabric, namely the roof structure, it has later external walls and has partly been amalgamated into later service buildings. These alterations is consequently Listed as Grade II*. The other quads are sited to the north and east of the original buildings and date from the late C19/early C20 and are Listed Grade II. Their significance may not be as high in terms of intrinsic historic value, but their contribution to the history of the mediaeval college and the setting of the church and Conservation Area must not be underestimated. The site also benefits from a designated Scheduled Ancient Monument. The exact boundary of this is hard to determine from the documents, but it certainly encompasses the Cloister Quad, the front garden, Latin School and Wheel room and inevitably includes some of the later

buildings. However, it should be stressed that the monument only applies to all of the archaeological remains below ground and not the buildings above ground.

6. This report will dwell more on the alterations to the mediaeval parts of the buildings and the later adaptations, where the fabric is the most sensitive to change and less on the C19 and C20 buildings, where the alterations are generally less significant in heritage terms.
7. Please refer to the planning application report for a more comprehensive description of the surroundings. It is not repeated here for the sake of brevity.

Proposal

8. Consent is sought to convert all of the Listed college buildings to 38 residential units, comprising, a house, flats and maisonettes, reflecting the type of building they occupy. This conversion includes the retention of certain rooms in the mediaeval quad for communal use. This is partly because they are considered to represent the most significant surviving fabric in the building and as such they should preserve some degree of shared access, as they always have. Conversion is also unsuitable for these areas because the historic fabric that they contain is of the highest significance and to integrate them into residential units would necessitate highly damaging alterations. Given the location of these rooms within the complex, away from direct external access and their proximity to residential units, means that a “community” use is perhaps too exposed and so a compromise has been reached to secure these rooms in a communal use, primarily for the benefit of the residents of the complex, but which could and should be accessible to the wider public on a very limited basis. Any more than this would be unreasonable, given that when the college was operational, these spaces were not publically accessible, either. The permanent retention of these rooms in a communal use will be the subject of a legal agreement under the corresponding planning application.
9. The conversion of the college buildings does involve some removal of historic fabric and some demolition of out buildings and alterations and additions to the historic fabric: even historic fabric which is considered to be the most sensitive. It would be unrealistic to expect that any complex of buildings of this size could be converted to a new use, or even for an existing use to be upgraded to modern standards, without necessitating alterations. Not all alterations to historic fabric should be considered as automatically unacceptable, inappropriate, or harmful. Careful scrutiny is required to fully understand the historic fabric, its condition and its significance to the whole site. There are occasions where later alterations can have damaged or compromised the earlier fabric, either physically, or by obscuring it and

therefore removing the later fabric can sometimes be considered a positive enhancement. The NPPF requires LPA's to weigh up the benefits against the "dis-benefits".

10. Due to the number of buildings involved in the application and the complexity of the site, the direct consideration of the detailed proposals and implications can be more efficiently considered by covering both in the assessment section of this report. The proposal mirror those in the planning committee report where the proposed layout is described.
11. In support of the application, the following information has been submitted and is summarised below:

Design and Access Statement:

12. The report states that the development presents a unique opportunity to renovate the existing listed buildings and re-use them for residential purposes, as well as preserving community uses in the key historic structures.
13. It then goes on to say that the site is an important focal point in the village of Wye and its renovation and re-use will significantly improve its connection and seating in the local context, as well as contribution to the housing lands supply in the area. The proposals have been informed by a number of specialist reports including a detailed heritage statement and the proposals reconcile the identified constraints and opportunities and offer a sensitive and creative solution to development of the site.
14. It concludes by saying the proposals are entirely suitable for the site in terms of land use, amount of development, access, layout and appearance and have been designed to comply with relevant design policies referred to in the planning statement.

Design Principles:

15. The report states that the proposed development at the former Wye College, involving a combination of refurbishment of existing listed buildings for new uses, and limited new built development, accords fully with the principles and guidelines of Wye Design.

Planning statement:

The planning statement states that the former Wye College comprises an important grouping of Listed Buildings, including Grade I Listed Buildings; they are presently disused, and high priority is to be given to finding suitable long term uses for the buildings, and securing their refurbishment and long term

maintenance. The proposals for reuse of the Listed Building involve predominantly residential conversion, with elements of community use, including new accommodation for Wye Heritage Centre and community access to the Great Hall, the Lecture Theatre, and the Chapel. The proposals involve sensitive restoration, and appropriate alterations to the Listed Buildings; exterior spaces including the quads are to be enhanced, and car parking provided to the full necessary standard, in a combination of enclosed car barns, and open parking areas.

16. It then goes on to say that the proposal would ensure a suitable long term future for the Listed Buildings, and secure community access to important areas of the complex. There will be significant enhancement to both the Listed Buildings and their settings, and the character and appearance of the Conservation Area. Full regard will be had to potential archaeological impact, in accordance with the recommendations of the detailed study carried out by Canterbury Archaeological Trust.
17. The proposed conversion to residential and community uses will include full car parking provision, including visitor parking; overall traffic impact will be reduced, compared to the previous educational use. The proposals will not prejudice the ongoing process of preparation of a Masterplan for the wider Wye College Campus area; the proposals have been subject to public consultation prior to submission, and also consultation with the relevant public authorities including Historic England and Kent County Council.
18. The statement concludes that appropriate studies have been carried out of potential nature conservation interest, with particular regard to the presence of bats, and appropriate mitigation measures will be secured through an EPS mitigation license, following the grant of Planning Permission and Listed Building Consent. It is considered therefore that it will be appropriate for Planning Permission and Listed Building Consent to be granted for the proposed conversion to residential and community uses.

Historic building assessment:

19. The report states that the high national significance of the likely buried archaeological remains within the footprint of the medieval college, and some distance to its east and south, are reflected in its designation as a Scheduled Ancient Monument (SAM), and any groundworks here would require SAM consent. They would argue that buried archaeology to the north of the medieval main college building, as far as the footpath from the north-east corner of the churchyard to Olantigh Road – could be equally significant to the history of the College.

20. It then goes on to say that the entire southern portion of the PDA would seem to have high archaeological potential – especially for the medieval and post-medieval periods, although proximity or adjacency of the prehistoric trackway, and hypothetically of a Roman road, perhaps suggest a slightly elevated potential at earlier periods too. Deposits in the eastern half of this section may have been lost or disturbed by levelling during the late nineteenth or early twentieth centuries. Possibly, soil will have been removed from the north-eastern quadrant of this section and redeposited over its south-eastern quadrant. The reduction is likely to have been greatest – perhaps up to a metre – around the north-east corner of the Agricola Quad and in front of the early twentieth-century workshops to its north. The known sites and curtilage of former dwellings and a barn along the southern edge of the PDA would be of considerable interest, and are perhaps least likely to have been destroyed by levelling.
21. The report concludes to the north, in the middle and north sections of the PDA, the potential may be generally more modest – this having been for the most part in agricultural use. However, the east–west footpath from the north-east corner of the churchyard to Olantigh Road; the former Green Lane between the middle and northern sections of the PDA; the original course of the diagonal footpath across the middle section; and Olantigh Road itself may all be ancient, and the remains of associated features may survive below ground. Also, there is a specific area of elevated archaeological potential around and behind the short early twentieth-century terrace fronting

Heritage Commentary:

22. The heritage commentary explains how to read the detailed survey of the building which was undertaken by J C White Geomatics Limited in conjunction with the appropriate drawings.

Heritage Impact Assessment:

23. This document provides an overview of proposed alterations, demolition and remedial works that will directly affect a listed/ scheduled structure.

Minstrel Gallery Appraisal:

The report states that the structure of the Gallery Floor is inadequate for its proposed use. It is recommended that a restriction on access should continue whilst further consideration takes place about the possible use of the Hall and Gallery.

Surface water management:

24. The report states that the aim of the surface water management strategy is to limit peak runoff from the site without compromising the archaeological interest that covers the southern part of the site. The limited infiltration rate and the extensive archaeological interest at the site mean that a surface water management strategy based on shallow attenuation with discharge to the existing surface water sewerage network is proposed. Infiltration will be maximised where feasible over the northern part of the site
25. It then goes on to say the historic, southern end of the site offers limited scope for providing attenuation storage as this would require significant excavation in and around the SAM. There may be opportunities to separate foul and surface water drainage systems in this area, reducing discharge to the foul sewer by re-routing surface water connections to the surface water sewer running along the High Street. This will be considered at detailed design stage and will depend on the depth of excavation required and the extent of archaeological interest.
26. It also states that the attenuation reduces peak runoff from the site by approximately 45%. This is a substantial improvement on the existing situation and given the archaeological constraints associated with the site is as close to the 50% reduction sought by KCC as possible. In addition, the proposals remove peak runoff of 30 l/s from the foul sewerage network which will have a significant beneficial impact on flood risk in the vicinity.
27. It concludes that the proposed surface water management strategy is considered to meet the policy requirements of Ashford Borough Council and Kent County Council by reducing the peak runoff from the site by 45%, the maximum achievable given other site constraints.

Planning History

88/01991/AS	Conversion of existing attic space to office accommodation, with ancillary works.
02/01845/AS	Widening of existing hatch and alterations to kitchen area to form a bar
09/01166/AS	The erection of temporary heras fencing.
11/01166/AS	Retention of temporary heras fencing approved under application (09/01166/AS).

14/00019/EIA/AS Proposed mixed use scheme comprising:

- up to 200 residential units
- employment uses, comprising a business hub, small business/artisans units and agri-businesses
- an allocation of space for Community uses
- public green space/woodlands/allotments and play areas
- internal roads, parking and service areas
- supporting infrastructure

14/00020/EIA/AS - Proposed mixed use scheme comprising:

- up to 200 residential units
- employment uses, comprising a business hub, small business/artisans units and agri-businesses
- an allocation of space for Community uses
- public green space/woodlands/allotments and play areas
- internal roads, parking and service areas
- supporting infrastructure

16/00893/AS Change of use from student accommodation back to four individual dwellings with reinstatement of external door to front elevation.

Consultations

Ward Members: The ward member is a member of the planning committee.

Environment Agency: No comment

Natural England: No objection

Wye Parish: Object for the following reason:-

The Parish Council objects primarily on the grounds that this application is premature as it is contrary to the site policy for WYE3 in the adopted Wye Neighbourhood Plan. This application pre-empts and undermines the current WYE3 masterplan process, and thereby constrains the proper consideration of options and uses for the rest of WYE3. The application is silent on the relationship with the adjacent 1.25 acre area of laboratories immediately north of the application site. This is a major site in its own right, but as yet it has no defined use.

Historic England:

We recommend that the following further details should be sought before this application is determined:

- A detailed scheme for restoration of the seventeenth-century open-well staircase and stairwell, including reinstatement of the Ancient Britons statues;
- Details explaining proposed physical works to the great hall - the replacement of its floor covering, for example;
- Further detail and justification for upgrading the existing partition between Unit 17 and the great hall;
- A more detailed proposal for the creation of Unit 32, including large-scale existing, proposed and demolition plans and sections;
- Details explaining future access to the gallery in the great hall;
- The scope and detail of a scheme for public access and future maintenance of the un-converted parts, including the great hall, seventeenth-century staircase and lecture theatre.
- An explanation of how the individual units would be serviced and separated for fire and sound transmission, and the effects of these works on the significance of the listed buildings;
- A list of works potentially affecting the scheduled monument.

Providing that the above matters can be resolved to the satisfaction of your Council and Historic England, we would be willing for listed building consent to be granted subject to the conditions described below and a S106 Agreement securing the heritage benefits of the scheme.

Southern Water: Raise no objection subject to conditions and informatives contained in the recommendation.

Georgian Society: No formal comment.

Wye Parochial Church Council: Comment as follows:

The possible impact on rights of way which cross Wye Churchyard. Comments from East Kent Public Rights of Way Officer published on the planning website, recommend widening and re-surfacing of 2 public rights of way (AE110 and 112) to withstand the likely increased usage. The footpaths are on land owned by Canterbury Diocese and outside the developers' control, and so any proposals would need to be discussed with and agreed by the diocese and the Wye PCC.

Second round of consultation:

Wye Parish Council: Holding Objection for the following reasons

In the letter dated the 18th of October 2017, the Wye parish council have commented on the Listed Buildings in the former Wye College, which they have decided to include:

Wye PC has examined the views of the Village Design Group and agrees strongly with their concerns over the TT proposals and alternative proposals. Wye PC is concerned to protect the historic appearance of the College, and that its use should be in line with the WNP's policy of mixed use. These do not seem to have been considered. The proposal that the historic Latin School should become a private garden room is unacceptable. The proposed limited "community access" to the College, which will become a gated community, is far short of what was available historically and the Draft Masterplan fails to address the site policy WNP11 with the detailed background in Appendix B.

In a letter dated the 10th of November 2017 the Wye Parish Council refers to the letter dated 18th of October as an interim to the application 17/005648AS and the initial holding objection.

Southern Water: No objection

As stated in the drainage strategy, limiting the proposed surface water flow to match the existing contributing flows to the system would be satisfactory to Southern Water, subject to providing evidence of an existing positive connection in the form of a topographical survey and/or CCTV survey with report including relevant calculations. The applicant will be required to provide evidence that they have complied with part H3 of Building Regulations and a detailed drainage design will need to be submitted for further assessment.

Should the Local Planning Authority be minded to approve the application, Southern Water would like the following conditions to be attached to any permission:

- Development shall not commence until a drainage strategy detailing the proposed means of surface water disposal and an implementation timetable, has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.
- The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

All other comments in our previous response dated 10/05/2017 remain unchanged and valid for the amended details.

Historic England: The proposed amendments to the current application provide the majority of the additional information requested by Historic England in our previous letter of 26 May 2017. We think that any remaining points of detail are capable of being sought by condition of any consents granted. We conclude that any remaining modest harm caused by the scheme has been minimised and is decisively outweighed by the heritage benefits proposed. We therefore raise no objection to the scheme on heritage grounds, subject to the conditions listed below and a legal agreement to secure the proposed benefits.

Neighbours:

First round of consultation 91 neighbours consulted; 14 representations received.

- Opposed to the conversion of the Latin School from educational use to residential accommodation.
- The Latin School and the Mediaeval College cellar should be added to the list of community spaces including the Old Hall, the present Chapel, the Lecture Theatre and the rooms allocated for Wye Heritage.
- Development proposed in advance of the Wye 3 Masterplan being completed. The process is contrary to the adopted neighbourhood plan.
- The proposed density is too high and would have detrimental impact on parking and infrastructure in the village.
- The proposed development is contrary to local planning policy as the scale or the quantum is not sustainable or would be detrimental to the conservation area.
- Increase pressure on school places.
- Lack of affordable housing.

- Limiting community access to significant heritage building.
- The proposed use (residential) of the building would result in an expensive development. Cost could be reduced providing an alternative use is proposed.

Second Round of consultation 91 neighbours consulted; 2 representations received.

- Development proposed in advance of the Wye 3 Masterplan being completed. The process is contrary to the adopted neighbourhood plan.
- Opposed to the conversion of the Latin School from educational use to residential accommodation.

Planning Policy

28. The Development Plan comprises the saved policies in the adopted Ashford Borough Local Plan 2000, the adopted LDF Core Strategy 2008, the adopted Ashford Town Centre Action Area Plan 2010, the Tenterden & Rural Sites DPD 2010, the Urban Sites and Infrastructure DPD 2012, the Chilmington Green AAP 2013, the Wye Neighbourhood Plan 2015-30 and the Pluckley Neighbourhood Plan 2016-30. The new Ashford Local Plan to 2030 has now been submitted for examination and as such its policies should now be afforded some weight.
29. The relevant policies from the Development Plan relating to this application are as follows:-

Ashford Borough Local Plan 2000

EN16 – Development in conservation areas

EN23 – Sites of archaeological interest

Local Development Framework Core Strategy 2008

CS1 – Guiding Principles

CS18 – Meeting the Community's Needs

Ashford Local Plan to 2030

SP1 – Strategic objectives

ENV13 – Conservation and Enhancement of Heritage Assets

Wye Neighborhood Plan

WNP2 – High Quality Design

WNP6 – Mixed Development

WNP8 - Countryside and environment

WNP9 – Scale of housing development

WNP10 - Housing: Density and layout

WNP11 – The former Imperial College London Campus at Wye

WYE3- The Imperial College, Wye

30. The following are also material to the determination of this application:-

Government Advice

National Planning Policy Framework (NPPF) 2012

31. Members should note that the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. A significant material consideration is the National Planning Policy Framework (NPPF). The NPPF says that less weight should be given to the policies above if they are in conflict with the NPPF. The following sections of the NPPF are relevant to this application:-

The Historic England Good Practice Advice Notes provide information to assist in implementing the policies in the NPPF and the guidance in the PPG.

Para. 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a

proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

In determining planning applications, para 131 of the NPPF says that Local Planning Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

The general approach to considering applications is set out in para.132 of the NPPF, and states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation . The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."

Para. 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"

32. Paragraph 216 states in relation to the stages of preparing a Local Plan that:

"From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the

emerging plan to the policies in the Framework, the greater the weight that may be given).”

National Planning Policy Guidance (NPPG)

33. The NPPG states that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Conservation is an active process of maintenance and managing change and it requires a flexible and thoughtful approach. It goes on to say that in the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. Where changes are proposed, the NPPG states that the NPPF sets out a clear framework for decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

Assessment

34. This application is for listed building consent for the conversion of the former College buildings to provide 38 dwellings with internal and external alterations to include new openings, new partitions, closure of existing openings, removal of doors and partitions, new staircases and opening up of intermediate floor, plus the demolition of existing extensions.
35. The report for accompanying planning application (ref: 18/00567AS) deals with the planning issues, so this report deals specifically with the listed building aspect of the proposals. I have framed the Assessment so that each part of the building is considered separately. I have gone into great detail but I consider it necessary to do this in order to understand and explain the implications of the proposed work. The main issues for consideration are:
- a) The Policy background
 - b) The Cloister Quad
 - c) The Latin School
 - d) Service Range

- e) West Quad
- f) The North and Middle Quad
- g) Agricola Quad
- h) Workshops
- i) Parking area
- j) Proposed two new houses

a) Policy Background

- 36. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 37. Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or ... the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 38. The meaning of "special regard" has been defined in case law as "considerable importance and weight".
- 39. Government Policy on the historic environment is contained in the NPPF and is supported by the Planning Practice Guidance (PPG). The Historic England Good Practice Advice notes provide information to assist in implementing the policies in the NPPF and the guidance in the PPG.
- 40. The general approach to considering applications is set out in para.132 of the NPPF, and states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional."

41. Paragraph 17 of the PPG states that “Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases... It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
42. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”
43. In Historic England’s GPA 3, it says that ‘The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’
44. ‘While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset’ GPA3, para. 4
45. ‘...if the development is capable of affecting the contribution of a heritage asset’s setting to its significance, it can be considered as falling within the asset’s setting’ GPA3 para.13
46. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. (Planning Practice Guidance).
47. The following paragraphs deal with the proposal with these policies in mind.

b) The Cloister Quad

48. The Cloister Quad, contains the principle buildings of the original mediaeval college, including the hall, with its associated parlour and solar, dormitories and service areas, which are arranged around a central courtyard. Although not entirely untouched by later adaptations, as the site evolved over the centuries, the completeness of the mediaeval college makes it a nationally

important building. When the college was converted to domestic use in the C17, following the dissolution of the monasteries, some distinctive alterations and adaptations were carried out. The early date and quality of these gives them a high value in the overall significance of the building. This quad is proposed to be partially converted to two dwelling units and partly to be retained in a community use.

49. Undoubtedly, the Great Hall (which forms the east side of the quad) was the focal point of the college, which is demonstrated in the quality of the decorative carving and timber framing. It was used as a refectory and, as was typical for mediaeval manorial halls, it is orientated north-south, with the high end at the north and the service end at the south, bisected by a cross passage with doors to either side. A C17 minstrel's gallery, panelling and stone fire place are the most significant of the later C17 adaptations. The hall is to be retained in a communal use, with no significant alterations required. However, there does need to be some work carried out to the damaged floor covering, which is finished in cork tiles, but, it is hoped, may conceal an historic (perhaps, stone) floor underneath. Work is also needed to address some damp ingress in the masonry walls. Suitable conditions can control both of these aspects.
50. The north range of this quad contained the best mediaeval rooms, including the ground floor parlour with first floor solar above, which were used as the master's accommodation. Both of these rooms were adapted in the C17, including the installation of high quality panelling and fireplaces, which suggests that they retained a high status, even when the building was in domestic use. Adjacent to the solar was originally an open dormitory for students, which extended up to the exposed timber roof construction. The parlour, which is accessed from the cloister, is to be retained as a communal room and will only require minimal alterations and repairs, which can be controlled by condition. The solar is to be integrated into a flat, which is further explained below. Apart from limiting invasive alterations, the retention of the hall and parlour as communal spaces, means that invasive fire and sound separation, which are normally required to separate dwellings is not required. Fire spread can be restricted by an integrated fire alarm system.
51. At the other end of the north range, on the ground floor is the chapel, a modern use for an as yet, unknown original function. The chapel is also to remain in a communal use.
52. Next to the chapel is the fine C17 staircase, renowned for the 7 statues originally attached to the newel posts. The staircase and the stairwell have been the subject of investigation by Dr Lee Prosser (Historic Buildings Curator for Historic Royal Palaces) and paint analysis was undertaken by Catherine Hassall and later, by Andrea Kirkham (a paint restorer), to investigate the

original decoration. Dr Prosser is an expert in C17 staircases and has identified this as being one of the more important of Kent's early C17 staircases.

53. It is proposed to renovate the staircase and reinstate the 7 statues, which currently reside on plinths in the Great Hall and one in the Latin Room. The proposed scheme is intentionally vague on the details of the refurbishment works, although it does show the reinstatement of the statues. This is because significant investigation and research will be needed before any final scheme can be determined and the most reasonable process for this is through rigorous conditions. The reinstatement of the statues is not a straightforward matter because of the changes that have occurred over the years it is impossible to reinstate the staircase to its C17 form and therefore this aspect needs careful consideration.
54. The 7 statues are referred to as the "Ancient Britons", but are considered by Dr Prosser to depict Virtues, Worthies or other persons from classical mythology. The statues were cut horizontally from their plinths, just under the feet of the statues themselves, about a century ago, in order to protect them from damage by students. They were then mounted onto new plinths and displayed above the Minstrel's Gallery in the Great Hall, apart from one which was located outside the master's room in the south range. Both their considerable age and form make them very delicate artefacts. It is probable that the violent removal of the statues from the staircase, may have saved the statues from suffering the same fate as the staircase and stairwell, which were subsequently stripped and repainted. The reinstatement of the statues will be physically difficult given the damage to the original means of fixing and the only connection being to the small feet of the statues. It will also expose them once again to wear and tear and potential damage.
55. The staircase was originally contained within partitions, to create a stairwell. These partitions remain on the first floor, but in modern times the ground floor partition was removed, in order to open up the hallway and it was replaced by a replica balustrade and newel post in its place. Dr Prosser states that some figures may be lost and some half newels may have been removed. This means that it is not possible to accurately reinstate the statues as when the staircase was constructed.
56. The staircase was originally brightly painted, the dark stain being a modern finish and the partitions forming the stairwell were decorated with murals and panelling. A paint analysis of some areas of the staircase and stairwell concluded that the subsequent redecoration schemes had been lost under heavy handed renovations and so could possibly only be guessed at.



Temporary siting of one statue on newel for illustration purposes.

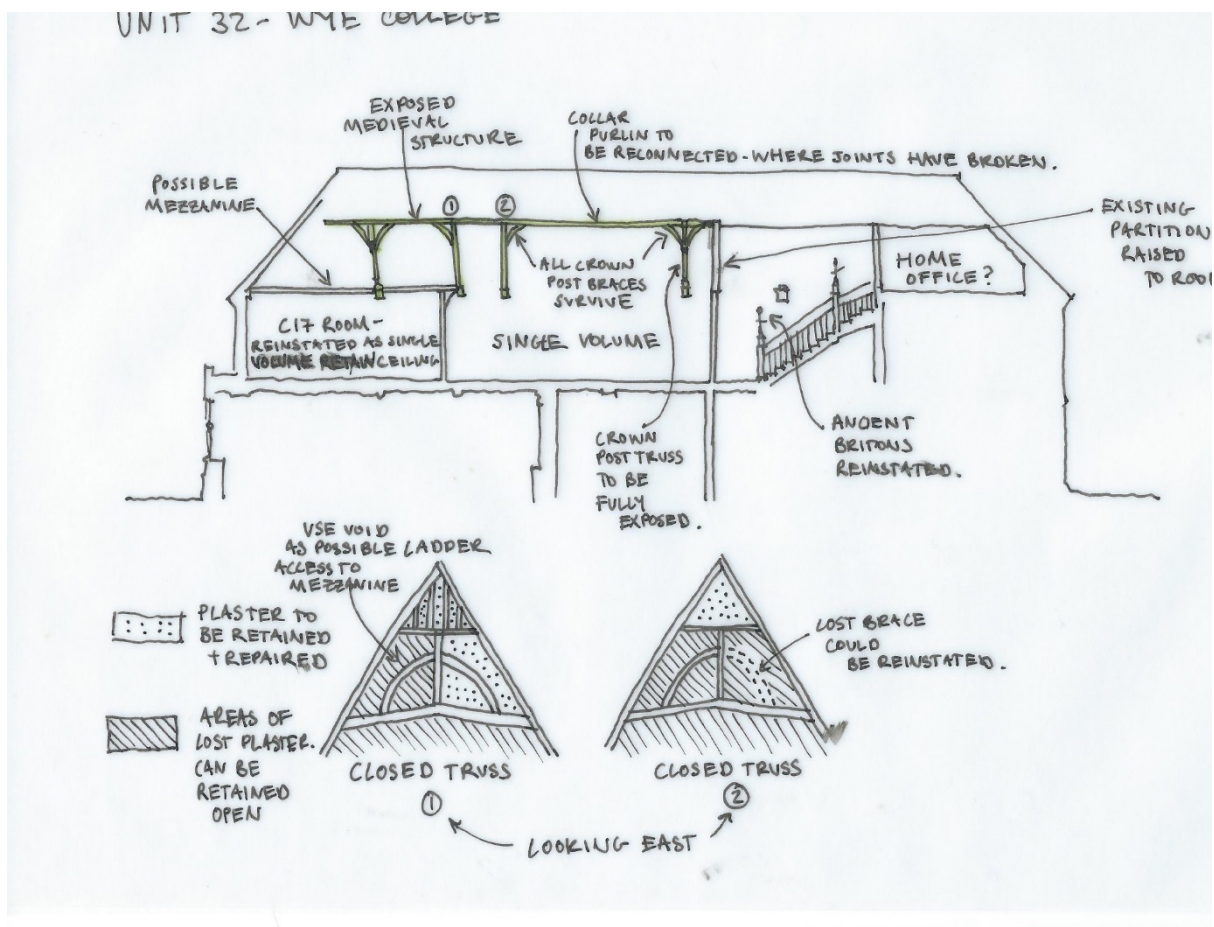
57. One approach to the restoration would be to accept the historic changes and keep the statues on their plinths in the Great Hall and to merely repaint the stairs and stairwell. The statues and staircase have been separated for almost a century and you could argue that their relocation in the Great Hall is as much a part of their history, as their original locations. The flip side of this is that the conversion scheme is an opportunity to reunite the statues and stairs and to “recreate” the ostentatious splendour of the C17 staircase. There are two watercolour paintings dating from c.1900, which not only show the arrangement of some of the statues, but also a decorative paint scheme and figurative murals. It could be argued that these paintings offer too much temptation in the way of visual evidence, that it encourages such a radical intervention without heed to the limitations. However, Historic England are very enthusiastic about the heritage gain that could be achieved by the renovation of the staircase: even bearing in mind that this would be in a compromised form. They have suggested that a reasonable scheme might be to replicate the decorative scheme depicted in the water colour paintings: although they may not show the full C17 scheme, they do show an historic scheme. There has been significant support for the reinstatement of the statues and this aspect of the application progressed on this basis. However, given the issues raised above, the exact details and logistics of this aspect of the scheme will need to be the subject of rigorous conditions requiring specialist investigation and advice.
58. The staircase is intended to provide access to the only flat provided in the Cloister Quad, which is situated on the first floor of the north range and includes the solar and the area that was once the open dormitory. The solar retains the C17 high quality panelling, a fire surround and ceiling construction, which were inserted as part of the conversion to a dwelling. This room, with its C17 re-decoration, is considered to be of high significance and will be

retained in its current form, with the panelling restored and a modern partition, which clumsily bisects the space, removed. The first floor dormitory was also altered in the C17, with the insertion of the staircase and subdivision into rooms, with the attic floored over to create a garret, or storage space. Unfortunately, these rooms have not retained their C17 adaptations, like the Solar, but rather were further altered in the C19 and C20, resulting in little historic fabric surviving. The conversion to a flat involves some reordering of this space. Although there may be hidden evidence, this can only be guessed at until some uncovering has been carried out. The potential for loss of mediaeval or C17 fabric as part of the conversion can only be guessed at and conditions will be required to ensure that opening up is carried out and adequate recording is carried out. In principle, the reordering of the layout of the first floor of the north range can probably be achieved without serious harm to significant historic fabric. The real "harm" to the conversion of this area of the building, is the permanent separation (in terms of use and accessibility) of the mediaeval solar from the parlour. The retention of the first floor of the north range as communal use, in connection with the ground floor was pursued, but was not accepted by the applicant on the grounds that the loss of the unit made the scheme unviable and there was a lack of "need" for such a degree of communal use.

59. At attic level there remains a C17 garret at the top of the staircase. This will be retained as accommodation or storage in connection to the new unit. Beyond this garret is the rest of the attic space over the north range. Within this attic space you can see the mediaeval roof construction, in almost its original form, comprising a series of crown posts and trusses, which would have originally decorated the dormitories and solar below, before the C17 ceiling was inserted. In the C17 several partitions were inserted into this attic space to create a room with lime plaster on the inside, although its original function is unclear. The attic space was altered during the C19 and C20 with the partial removal of the C17 ceiling, to create a half vaulted ceiling over the rooms below. This has inevitably compromised the value of the C17 adaptations in this area.
60. The significance of the survival of the mediaeval crown post roof range was identified by Historic England as being an opportunity for "revealing and enhancing heritage significance" and they suggested that it should be exposed as part of the conversion. The exposure of the roof construction would involve the removal of historic fabric, the most notable of which is what remains of the C17 ceiling and the attic room. The established conservation approach to the evolution of buildings is normally to allow the successive building periods to remain as evidence of the changes that have occurred to the building over time. However, there are rare occasions when the original fabric is considered to be of such outstanding interest, that it takes precedence over historic fabric that is considered to be less significant, or

compromised and it is considered acceptable to remove this later historic fabric in order to expose an earlier part of the building. With this in mind, a scheme has been put forward by Historic England, which seeks a compromise of keeping the most significant parts of the C17 adaptations and sacrificing others which have been compromised by later adaptations and so which can be considered to be of less historic significance. The sketch included below, illustrates their suggestion. This scheme retains the C17 ceiling over the solar (so as to preserve its fine decoration scheme) and to retain the C17 stair and stairwell, although it will need to be increased in height up to the rafters, to provide separation with the residential unit. In between this stairwell and the solar, all of the remains of the C17 ceiling and attic room are to be removed and the mediaeval roof construction exposed and repaired. This acceptability of this aspect of the scheme is debatable, perhaps even controversial.

- It is undeniable that the surviving mediaeval roof form is exceptional and deserves wider appreciation.
 - However, the mediaeval first floor layout is not being recreated to reflect the roof construction. This is partly because the C17 staircase and modified solar are being retained and partly because the first floor was extended in the C18 when the cloister, below, was rebuilt in brick. The question is: does this partial reinstatement diminish the overall objective of opening-up?
 - The loss of early historic fabric, in this case C17, is a difficult one to reconcile with the gain.
61. Therefore, the loss of historic fabric, which is admittedly incomplete must be weighed against the exposure of the mediaeval roof form, which at best, can only a partial reinstatement. However, Historic England are enthusiastic over this aspect and are satisfied that in this instance, the benefits outweigh the losses.



62. The south range of the Cloister quad is attached to the lower end of the Great Hall and originally contained the “lower status” service rooms, such as the kitchen, buttery and pantry. The roof (which has not been surveyed) also contains a mediaeval crown post roof, which is reported as being plain, as befitting its lower status, unlike the decorated roof of the north range. Externally the mediaeval timber framed first floor was replaced in brickwork, with sash windows in the C18. The mediaeval interior of the south range is less apparent than that in the north range, but may well be concealed by later fabric, however, an original beam at ground floor level and two first floor partitions remain exposed. The interior was adapted in the C17 as part of the conversion to a dwelling and then further altered in the subsequent centuries. The proposed scheme seeks to convert this range to a single dwelling, to include the front garden area and the detached Latin School. The proposed alterations are mostly of a minor nature and involve the removal of some modern partitions and the insertion of several new openings at first floor level. Generally this range lends itself well to use as a single dwelling, as it is fairly self-contained, with a separate entrance from high Street. The slight sprawling of accommodation across, into the Middle Quad and service wing is “untidy” in terms of the blurring of distinction between the mediaeval range

and the later service buildings which were attached to its east corner, but the inclusion of this area is understandable, as it will prevent overlooking of the private garden space from another dwelling unit. Archaeological watching brief conditions will be needed during works to reveal what lies underneath later fabric, with a view to control the exact location of new openings, to record what fabric might be lost and ultimately to reveal more of the successive historic layouts, which are currently concealed.

c) Latin School

63. The Latin School is one of the original mediaeval buildings, but was altered in the C19 and extended in the early C20, supposedly so that it could house a billiard table. The building is currently being used as a meeting room by Wye Heritage Group. The building has recently been designated as an “Asset of Community Value” and as a result it has been strongly asserted that to consign this important historic building to the role of a mere outbuilding, within the curtilage of the new dwelling in the south range, would be inappropriate. The strength of this argument in relation to the designation as an Asset of Community Value, is ultimately a planning matter and is dealt with in the report on the planning application. However, in conservation terms, the exact original function of the building is not as clear as the main ranges. Its use was clearly intended to be separate from the main building, for whatever reason. The current scheme does not propose any alterations to the Latin School and by keeping the south range, front garden and Latin School in one unit, the close historic relationship will be maintained. Whilst the current use of this building is enjoyed by the external heritage group, it must be acknowledged that to create a separate use between the Latin School and the South range, would raise conflicts between the different uses that would be hard to resolve without alteration of the building or subdivision of the garden.

d) Service Range

64. The mediaeval Wheel Room was part of the original mediaeval college complex and was reportedly built as a brew house. It is incomplete, in that the walls have been rebuilt in later centuries, but the exposed roof structure remains. Although originally a detached building adjacent to the road frontage, over time, other service buildings were attached to form a service wing. In addition, the two storey south range of the Middle Quad was attached to the north side of the service wing. Architecturally the distinction between these phases of buildings is still apparent externally, but internally, the layout has been greatly modified and the distinction is significantly less. This mix of uses is being perpetuated in the proposed scheme, which involves the conversion of the service wing, including the Wheel Room and the south range of the Middle Quad to a combination of residential accommodation and accommodation for a Heritage Group. The Wheel Room is to become part of

a residential unit, but will remain as a single open space. As mentioned before, some of the service range is to be linked to the new dwelling in the south range of the Cloister Quad, to eliminate overlooking of the garden area. The south range of the Middle Quad is to be converted to flats on the ground and first floors. Lastly, several rooms in the area of the service wing adjacent to the High Street are to be allocated as accommodation for a Heritage Group, for their meetings and archive storage. This allocated space has the advantage of having a separate entrance to the High Street, to allow unrestricted access for the group, in order to minimise any conflict with the residential units. Apart from the Wheel Room, which is to remain as open space, the rest of this service wing and south range of the Middle Quad are much altered and can accommodate some internal alterations with modest impact on the significance. Again, conditions controlling the details of the conversion and recording hidden evidence are still required.

e) The West Quad

65. The West Quad was the first to be built after the original mediaeval college and dates from the end of the C19. It comprised laboratories and classrooms on the ground floor and student accommodation on the first floor. Most notably it includes the lecture theatre. The proposal involves the conversion of the entire quad to residential flats, to include reordering of the internal layout and insertion of new stairs. The lecture theatre is not part of this conversion and is to be retained as more communal accommodation. The external alterations are minor. Apart from the lecture theatre, which remains relatively unaltered from its original form, the significance of this part of the complex lies in its external form and appearance and the relationship with the earlier Cloister Quad. Internally, the layout is much altered and certainly capable of adaptation to suit a new use, without significant harm to its special character. On balance, it is considered that with suitable conditions controlling the details, the proposed alterations are acceptable. The lecture theatre has not suffered the same alterations as the rest of the North Quad and remains almost untouched, which makes it both historically valuable as well as being a remarkable architectural space. Its reuse/adaptation would be impossible without significant alteration which would destroy its interest and so it is being retained as it is. Fortunately it is sited adjacent to the parlour in the Cloister Quad and so readily joins the group of communal rooms. This aspect of the scheme can be considered heritage gain, without the harm or controversy of the other sensitive areas.

f) The North and Middle Quads

66. The North Quad is attached to the east of the West Quad and was built only a couple of years after the West Quad was completed, essentially repeating its form and detailing. Again its internal layout has been altered over the years

since its construction and its real value lies in its external form, which replicated the earlier quads and its status in the evolution of the college site. Like the neighbouring quad, its conversion to flats can be achieved without significant harm to its special character and appearance, subject to conditions relating to the details of the scheme.

67. The Middle Quad was built soon after the North Quad and was formed by the Great Hall to the west side, the south range was built adjacent to the service wing, the north range was formed by the south range of the North Quad and the original gymnasium formed the east side. All of this accommodation has been dealt with earlier, except for the gymnasium, which was essentially replaced in the 1950's by the current dining hall.
68. The dining hall is a very late structure within the college complex and on its own would be unlikely to be considered as worthy of Listing status. However, architecturally, it is a splendid building comprising a large open hall with an exposed hammer beam vaulted roof and large banks of windows to the east and west elevations and dormer windows. It is essentially a modern interpretation of the Great Hall, both in the grandeur of its architecture and its function as a refectory. It is proposed to divide this open space both vertically and horizontally into two dwellings. The imposition of a conventional modern residential layout on an unconventional building such as this, shows a disregard for its architectural value. Although small areas are to be kept open to the roof, this is inadequate to preserve the open volume of the hall. This is considered to be a weak aspect of the scheme, which could easily have been improved. However, the applicant resisted any meaningful alterations to the layout and seen in isolation, regrettably, this negative aspect of the scheme would be unlikely to justify the refusal of the whole scheme.

g) Agricola Quad

69. The Agricola Quad was the last and largest quad to be built in the C20 and was designed to become the new main entrance to the college complex, with an impressive entrance gate. Internally this building has been reordered and contains little of significant historic interest apart from an impressive staircase with bronze handrail. This building is to be converted to maisonettes, with a porter's lodge. The staircase is to be retained, but a 1970's rear addition which provided the kitchen for the college is to be demolished and the elevation made good. The reordering of the interior can be achieved without significant harm to the special interest of the building, although conditions are required to secure the most sensitive detailing of the scheme and to record any historical evidence.
70. The originally submitted scheme included the conversion of four stone windows at ground floor level, on the Olantigh Road frontage to French doors,

to access the communal garden on the corner of High Street and Olantigh Road. Like the other later quads, the significance of the Agricola Quad is generally considered to be in its external form and appearance and its contribution to the setting of the college complex. The lack of external door openings from any of the college quads is an intrinsic part of the special character of these buildings and this is especially relevant in public views of the building, which generally create an inward looking complex. The originally proposed insertion of so many new door openings on a principal elevation, particularly of a domestic style, would have a significant impact on the appearance of the building. This east elevation is notable for its strong repetitive pattern of window openings. The alteration of some of these into doors would have unbalanced the fenestration pattern and detract from the appearance of the building. Added to this was the proposal to create five private gardens to the outside space. The insertion of any kind of demarcation, such as fences, walls, railings, or even planters, would have introduced a domestic feature into a principal external façade and would exacerbate the harm to the east elevation of this building. The fact that there is a slightly lower ground level at this point and a large garden between the building and the road, is not sufficient to outweigh the harm. The prominence of this elevation within the street scene, would make any significant alterations to the architecture, appear discordant. In terms of detail, the conversion of stone window surrounds to French doors, would have been difficult to achieve without compromising their architectural detail. There was much debate over this aspect and in order to progress the application it was removed from the application, with the potential that this might be revisited at a later date under a separate application.

71. The removal of the 1970's kitchen extension to the north elevation of this quad will be a positive alteration. As an addition, it lacks architectural merit and detracts from the appearance of the quad, albeit, the rear elevation. However, the fenestration on the reinstated elevation relates to the internal layout, rather than attempting to replicate what it might have been like originally. This is a missed opportunity, but in fairness, the planning application for the kitchen extension did not include existing elevations, so any "reinstatement" of the lost fenestration pattern would be subjective.

h) Workshops

72. These buildings were built along the northern edge of college grounds, as workshops for wood and iron and comprise a central two storey section with single storey wings. They predate the Agricola Quad, but are not individually Listed, although they can clearly be considered as curtilage Listed and are therefore protected. It is proposed to retain the central, two storey part and to demolish and rebuild the wings to provide parking bays. It is not clear why the wings are being demolished and essentially rebuilt in a lightly different form,

apart from the issue with the differing floor levels. This is regrettable: functional, low status buildings can contribute as much to the history of a place, such as this, as much as the main buildings do. In this case, the buildings reflect a period of time when the college was rapidly expanding and illustrate the variety of subjects offered by the college. However, these buildings were not included in the Listing for the site, despite being older than the Agricola Quad, and this must be taken into account when weighing up the balance between the loss of part of the history of the site and the overall gain of reusing the other buildings.

i) Parking area

73. This is to be provided in the area of the site to the north of the quads and workshops. Several C20 buildings are on this site, providing laboratories and service buildings. These are to be demolished and the area laid to parking with the addition of parking barns and two new houses.
74. The buildings on this site are not of great historic significance or architectural interest. However, they do provide a backdrop to the college and illustrate its growth beyond the original mediaeval boundary. No evidence has come to light, so far, to suggest that they have interest beyond this level and so it would be difficult to resist their loss. Their replacement with a large area of car parking is difficult to consider as a positive enhancement, but parking provision is required for the new units, as it would be for any new use and the alternative of encroaching onto the main college campus, or relying on on-street parking would inevitably result in harm to the setting of the Listed college buildings and the conservation area. Therefore, the least-harmful solution to need for parking provision, would to design the “massing” of the carpark, with structures and planting, as offered in the revised layout.
75. The two new houses will be visible from the public footpath and the churchyard. The introduction of housing in this location is less than ideal, as it will introduce a suburban element into the setting of the Grade I Church and the tranquillity of the surrounding churchyard and graveyard. On the other hand it does replace existing buildings and it will provide some sense of monitoring of the car park. I therefore consider it to be acceptable.

Human Rights Issues

76. I have also taken into account the human rights issues relevant to this application. In my view, the “Assessment” section above and the Recommendation below represent an appropriate balance between the interests and rights of the applicant (to enjoy their land subject only to reasonable and proportionate controls by a public authority) and the interests

and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties).

Working with the applicant

77. In accordance with paragraphs 186 and 187 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner as explained in the note to the applicant included in the recommendation below.

Conclusion

78. Generally the scheme will have little significant impact on the Grade II Listed buildings and whilst the change of use does not mean that they lose their original function, they are flexible enough buildings to tolerate a different use. Externally they will essentially remain as they are now. However, the alteration to the mediaeval building is not as straightforward. Although minimising damaging alterations has been sought it has not always been possible to fully understand the underlying fabric and so the full implications are not clear and cannot be fully appreciated. Conditions are necessary to control the details but there is a danger that there may be hidden fabric of importance. Any reuse of these most sensitive aspects of the building cannot avoid intervention. Even the parts remaining in communal use need to be upgraded for modern use.
79. The difficulty comes in addressing the reinstatement of lost/damaged features. Always an academic debate, this scheme goes beyond what is normally considered “best practice”. That is not to say that it is therefore unacceptable, just that the full implications must be understood. The benefits must be weighed against the dis-benefits. It is a unique site and a rare opportunity to expose some of its mysteries for a greater understanding.
80. Overall, the impact can be considered as less than substantial, but nonetheless harmful. The harm is in the loss of historic fabric, which is of significance in its own right and also the limitation to an incomplete restoration of some aspects. The benefits can be considered as much more than providing public housing: this could be provided elsewhere in Wye as new build; but rather the benefit could be considered as a new use which can have a relatively low impact on the fabric and intrinsic value of the whole site.
81. Finally, Historic England, which has been party to the negotiations and discussions about the conversion throughout, now raise no objection.

Recommendation

Grant Listed Building Consent subject to:

(A) Authority being delegated to the Head of Development Management to issue the listed building consent and to make or approve minor changes to the conditions as they see fit (for the avoidance of doubt including adding additional conditions or deleting conditions) and any further minor changes/amendments to fine detailing that are deemed necessary by officers,

(B) Subject to the following Conditions and Notes:

Conditions for Wye College

1. No works of demolition shall be carried out before a contract for the carrying out of the works of redevelopment of the site has been awarded and planning permission has been granted for the redevelopment for which the contract provides and details of the timing of demolition and commencement of rebuilding have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the demolition is carried out as a continuous operation with the redevelopment of the site

2. Before any work hereby authorised commences, details of measures to be taken to safeguard those parts of the building shown to be retained on the approved plans shall be submitted to and approved in writing by the local planning authority. The approved measures shall thereafter be fully implemented and retained for the period of any demolition or construction works.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990

3. The developer shall give the local planning authority X days advance notice of the start of any works and, for a period of [e.g. 14 days] before any work begins, reasonable access to the building shall be given to [name of person/body or] a person/body nominated by the Local Planning Authority for the purpose of recording the building [or interior] by making measured drawings or taking photographs.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed

Building under Section 16 of the Planning (Listed Building Conservation Areas)
Act 1990

4. The demolition of all internal fabric and external masonry shall be carried out by hand [or by hand-held tools] only and the materials stored securely for re-use in the making good of external walls.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990

5. Before the chimney stack is dismantled a survey including annotated photographs and measured drawings at a scale no less than 1:20 indicating both overall dimensions and detailing of the stack, and showing extent of demolition, shall be submitted to and approved in writing by the local planning authority and the development thereafter is to be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

6. Prior to commencement of the works/development hereby approved, detailed drawings and a full written schedule of works and specifications for the repair of the timber roof structure, all areas of historic panelling shall be submitted to and agreed in writing by the Local Planning Authority including method statement setting out the sequence of the works and the works carried out in accordance with the approved details. Should the extent of works alter during the course of the development then the applicant must submit full details of the proposed alterations prior to carrying out the works.

Reason: In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

7. Before any works are carried out the following details shall be submitted to and approved in writing by the local planning authority and the works thereafter shall be carried out in accordance with the approved details.
 - a. 1:50 scale survey drawings showing all areas of brickwork or other masonry which is proposed to repair, demolish and/ or rebuild, including methods of repair where applicable.

- b. 1:20 scale plan sections and elevations of all proposed new internal first floor structures (in specific areas??) , floor supporting structures, and internal partitions, including details of their relationship to historic structure, and junctions with historic fabric.
- c. 1:10 scale section through all external walls (masonry or timber framed) which is proposed to alter the existing details to achieve better insulating, weatherproofing or for other purposes.
- d. 1:20 scale sections and elevations of all new openings in masonry and timber framed external walls and roofs including details of heads, jams and sill openings to be created in the structure, and also details of the relationship of windows, doors or roof lights to be inserted to the historic structure.
- e. Detailed drawings to scale 1:5 and 1:1 of typical details of all new joinery, to include internal and external doors and windows, In addition, sections, mouldings and glazing bars shall be to a scale of 1:1 or 1:2 and will show means of fixing glazing. Details of finishes shall also be included.
- f. 1:50 scale plans indicating areas of floor boarding it is proposed to replace.
- g. 1:20 scale elevation drawings indicating proposed areas of brick or stone walling where it is proposed to carry out re-pointing works.
- h. 1:10 scale drawings illustrating proposed eaves and ridge detailing, indicating the provision of eaves and ridge level ventilation and the specification of any roofing felt and insulation where proposed.
- i. 1:10 scale plans and sections illustrating details of any proposed fire and sound insulation to historic partitions, walls and roof structures, together with proposed materials for such infilling.
- j. A fully detailed schedule, including [drawings to a scale of 1:5 and] annotated photographs, for each and every window it is proposed to repair, restore or replace, including methods or repair where applicable.
- k. Details of mechanical ventilation or flues to be installed including location, dimensions, colour and material

Reason: To ensure that special regard is paid the interests of protecting special architectural and historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

8. No sand-blasting or other abrasive method is to be carried out to clean any timbers.

Reason: To ensure the preservation of structure, features and detailing that form part of the architectural historic character of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

9. No features are to be removed until a drawn and photographic record of those it is proposed to remove has been submitted to and approved in writing by the local planning authority.

Reason: To ensure features of historic and architectural interest are properly examined and recorded, and in accordance with Policy

10. Upon careful removal of modern infill to any of the fireplaces, the local planning authority Conservation Officer is to be notified and given the opportunity to inspect the fireplace. No further works are then to be carried out to the fireplace until detailed drawings for the restoration of the fireplace have been submitted to and approved in writing by the local planning authority and the works thereafter should be carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

11. Prior to the commencement of development, a sample panel of brickwork and stonework measuring not less than 1 metre by 1 metre shall be constructed to show the brick bond, details of mortar mix and type and style of pointing for the making good to the north elevation of the Agricola Quad, following the demolition of the kitchen extension, as approved. The Local Planning Authority shall then be notified in writing of the construction of the panel. The Local Planning Authority shall then consider the panel and if acceptable approve in writing. The approved sample panel shall thereafter be retained on site for the duration of the works. The development shall be constructed in accordance with the approved panel.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

12. Before the commencement of the development hereby approved, a specification for the lime based mortar to be used for repointing shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

13. Before the commencement of works hereby approved, a drawing to show the areas to be repointed and a methodology for removing the existing pointing and specification for a lime based mortar to be used in the repointing works, shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

14. All new leadwork shall be completed in conformity with the recommendations set down by the Lead Sheet Association in their most recent publication.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building

15. The demolition of the external walls shall be carried out in such a way as to ensure that all external stones/bricks not at present irretrievably damaged or eroded are set aside and stored securely for re-use in the reconstruction of the building.

Reason: To ensure a satisfactory appearance upon completion of the development

16. All new rainwater goods and other external pipework are to be painted Cast iron and drawn details to scale 1:5 indicating section sizes and profiles of such goods are to be submitted and approved in writing with the Local Planning Authority prior to the commencement of works and the works thereafter shall be carried out accordingly.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

17. In addition to the submitted plans, before any work is commenced a scheme of external decoration including window and doors finishes, shall be submitted to and approved in writing by, the Local Planning Authority. This scheme shall be completed within one month of the work being otherwise substantially completed and shall thereafter be so retained.

Reason: To safeguard the historic fabric, architectural character and appearance of the listed building/structure

18. In addition to the submitted plans, before any work is commenced, a scheme of internal decoration and finishes to the Great Hall, the parlour, the solar and the lecture theatre, shall be submitted to and approved in writing by, the Local Planning Authority. This scheme shall be completed within one month of the work being otherwise substantially completed and shall thereafter be so retained.

Reason: To safeguard the historic fabric, architectural character and appearance of the listed building/structure

19. All raking out of mortar is to be carried out with hand tools and not with mechanical or power driven devices.

Reason: To ensure no damage occurs to the historic brickwork of the Listed structure under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

20. Written details and samples of any supplementary bricks proposed for the rebuilding of the section of the wall to the north elevation of the Agricola Quad, in addition to those reclaimed following the careful dismantling of the kitchen extension shall be submitted to and approved by the local planning authority prior to the commencement of works and the development thereafter is to be carried out in accordance with the approved materials.

Reason: In the interests of visual amenity, and to ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

21. Any hidden historic features revealed during the course of investigative or further works to the [walls] [floors] [ceilings] [fireplaces] shall be retained in situ, work to be suspended in the relevant areas of the building and the local planning authority notified immediately and given the opportunity to inspect. Prior to the commencement of any further works details including a schedule of works, drawings and annotated photographs as appropriate shall be submitted

to and agreed in writing by the local planning authority and the works thereafter shall be carried out in accordance with these approved details.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

22. Before the commencement of any works, details of the removal of the cork tiles and the making good of the underlying floor surface in the Great Hall shall be submitted to and approved by the LPA.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

23. Before the commencement of any works, details of the works proposed to remedy the damp ingress to all historic walls shall be submitted to and approved by the LPA

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

24. Before the commencement of any works, investigation into the method of attachment of the bookcases in the Great Hall and the details of their removal and making good, shall be submitted to and approved by the LPA.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

25. Before the commencement of any works, details of the internal and external pipes shall be submitted to and approved by the LPA

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

26. Prior to the commencement of any works, a detailed scheme for the reinstatement of the seven statues to the C17 staircase and the redecoration of

the stairs and stairwell shall be submitted to and approved by the LPA. This information shall include a more detailed investigation into the scheme currently hidden under the C20 paint finish to the stairs and walls.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

27. Method for fixing shut and upgrading of any historic doors.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

28. Method and details of fire alarm/smoke detection/sprinkler system, to include details and locations and the upgrading of historic fabric such as walls, ceilings, floors and doors.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

29. Method statement for repair of panelling

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

30. Detailed recording of sample areas, to be agreed, of the North, West, Middle and Agricola Quads before any demolition takes place, to record typical details of features. This shall be updated should any earlier fabric be discovered during the demolition works.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

31. Full detailed recording of historic fabric uncovered in the Cloister Quad and Wheel Room.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

32. Details of new gates

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

33. Details of ownership and access to wine cellar.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

34. Adaptations of windows for reasons of preventing overlooking

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

35. Details explaining future access to the gallery in the Great Hall

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

36. Scope and detail for a scheme for public access and future maintenance of the unconverted parts, including the Great Hall, staircase, parlour and lecture theatre.

Reason: To ensure that special regard is paid to the interests of protecting the special architectural and historic character detailing the integrity of the Listed Building under Section 16 of the Planning (Listed Building Conservation Areas) Act 1990.

Notes to Applicant

1. Working with the Applicant

In accordance with paragraphs 186 and 187 of the NPPF Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application
- where possible suggesting solutions to secure a successful outcome,
- informing applicants/agents of any likely recommendation of refusal prior to a decision and,
- by adhering to the requirements of the Development Management Customer Charter.

In this instance

- the applicant/agent was updated of any issues after the initial site visit and meetings with key stakeholders,
- was provided with pre-application advice,
- the application was not acceptable as submitted and further negotiations and assistance was required.
- The applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- The applicant/agent responded by submitting amended plans, which were found to be acceptable and planning permission was granted
- The application was dealt with/approved without delay.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

Background Papers

All papers referred to in this report are currently published on the Ashford Borough Council web site (www.ashford.gov.uk). Those papers relating specifically to this application may be found on the [View applications on line](#) pages under planning application reference 17/00568/AS.

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