



Hollingbourne, 1769



Hollingbourne, 1797

## **Planning Permission for the Demolition of Existing Buildings and the Erection of 2no. dwellings, October 2019**

### **Case**

Working in close association with *Manning Duffie Architecture* and *Land Planning and Development*, The Heritage Advisory supported a process to obtain planning permission that, following a first refusal, proceeded to appeal before being followed by a revised application tailored to the comments of the Inspector.



**Modern Additions**



**Poor Repair**

**The site comprised a former builders' yard that in turn constituted a number**

of degraded buildings in an extremely poor state of repair with associated structural issues. Whilst historic, these buildings were of little intrinsic value - either historically or architecturally - much altered, and as such, not designated in their own right, and not recognised locally or otherwise.

The site was however, located at the west of the Eyhorne Green Conservation Area and within the settings of a relatively high concentration of listed buildings to which proposals consistently sought to respond. However, the local planning authority were of the view that existing structures could be repaired and retained, leading to the first refusal.

Whilst the appeal was dismissed due to the scale and massing of proposals in this relatively dense location, the Inspector nevertheless agreed with most of our case that - in view of the lack of guidance pertaining to the conservation area in the form of an appraisal - existing buildings did not require retention and, further to this, should not dictate the nature and/or extent of any subsequent proposals with respect to footprint or layout etc.



### The Conservation Area

With respect to these comments, The Heritage Advisory guided the subsequent redesign of the scheme, which was adjusted and, whilst retaining a traditional approach, its associated scale and massing was nevertheless managed across the site in order to avoid unduly negative impacts upon the wider conservation area, or settings of nearby listed buildings.

### Outcome

Following resubmission of the scheme revised with respect to the Inspector's comments and provided with further commentary and justification by The Heritage Advisory, planning was successfully permitted in October 2019.

