1st February 2024 NPB/EMB

Mrs V Bedford
Bloomfields
77 Commercial Road
Paddock Wood
Kent TN12 6DS

Dear Mrs Bedford

THE PACKHOUSE, CANNON FARM, THORN ROAD, MARDEN, KENT TN12 9LR

1. In accordance with your instructions as agent for the applicant, we have been asked to prepare a report on the suitability of the above building to be converted to a residential use. The context of this assessment is in relationship to a Prior Approval application for the conversion of an existing building to a detached dwelling. This report goes further in explaining how the building is capable of conversion "without extension, alteration or rebuilding" and a conversion can be achieved "without detrimental effect on the building's fabric or character".

2. That which we have assessed is based upon the details set out on the Drawings as Existing and Proposed detailed as follows:-

P.3161.010.B – Site Location Plan

P.3161.020.B – Existing Block Plan

P.3161.030.B – Proposed Block Plan

P.3161.040.A – Existing Floor Plan

P.3161.050.A – Existing Elevations

P.3161.060.A – Proposed Floor Plan

P.3161.070.B – Proposed Elevations

3. A complete building is created from a founding base upwards. In turn, the superstructure forms the envelope to achieve a suitable space within the shell of the building. This superstructure is appropriately covered to create a weatherproof interior. The framework therefore has to transmit the loading from the enclosure to the founding substrate in an appropriate manner. Similarly, the envelope has to be capable of carrying not only the deadload of the enclosure, but also the load transmitted in various weather conditions on the structural envelope.

4. The building is formed in 4 bays of concrete portal frame with a dwarf plinth wall and a combination of metal side sheeting and fibre cement roof sheeting forms the enclosure to this oblong shaped industrial style of agricultural building. It incorporates a small enclosure taking up half of the two central bays. There are windows in the side walling with some translucent sheeting to the roof. The building has a concrete floor throughout and has direct access on to the working frontage yard.

5. This building is relatively speaking modern throughout. Although purpose built, it forms a perfect individual shell which requires only internal subdivision with the introduction of appropriate fenestration to create an appropriate change of use. There is little maintenance required as the building is sound but it has general wear and tear, particularly to joinery and some impact damage to the dwarf walling in the north-west bay. There is no evidence of any inherent movement or distress within the structure of this prefabricated building.

6. The proposal involves subdivision with the incorporation of a first floor to create the internal layout for this proposed change of use. The proposals do not add significantly to the load distribution as any additional load is compensated by the additional subdivision to spread that load throughout the existing floor which itself will, it is reasonable to presume, be formed of reinforced concrete as it had to carry the distributed loading of the apple storage bins. Similarly the overall frame which will be set on, we would presume, independent pad foundations, would indicate if examined in detail which may be needful to satisfy Building Control, but is not required to justify the change of use as there is every reasonable possibility for the additional loads to be carried throughout the existing structure. It has to be emphasised to bring about a change of use will be subject to detailing. This will require approval by Building Control. Similarly such works potentially will require compliance with appropriate CDM regulations. In due course this may necessitate additional detailing. That all being said, this is only reiteration of standard procedures which would have to be undertaken for any project of this type.

7. The National Planning Policy Guidance recognises that in order for the building to function as a residential unit, building or operations that would affect the external appearance of the structure, which would otherwise require Planning Permission, should be permitted. The Permitted Development legislation for installation of replacement windows, doors, roofs, external walls, water, drainage, electricity, gas and other services to the extent reasonably necessary for the building to function as a dwelling and, if necessary, partial demolition to the extent reasonably necessary to carry out these operations. Taking this guidance into consideration, we consider this structure offers the capability of adaptation without departing from this general policy guidance.

8. In summary, it is acknowledged that Class Q requires certain compliance with general conversion and adaptation criteria. We consider, with appropriate detailing, this structure should offer the opportunity to achieve a change of use in compliance with the general Guidance for Permitted Development. This acknowledges any such work would be subject to final detailing to the appropriate approval of Building Control.

9. We conclude that which is set out within the proposal and reflecting on the overarching guidance which itself does not depart from that which prevailed when the previous Permission Reference 23/501475/PNQCLA was allowed is such that this subsequent proposal complies with the requirements of Class Q. That which is proposed is achievable within this structure as detailed on the plans referred to.

Yours sincerely

[redacted]

N P BRANDRETH BSc FRICS
On behalf of Lambert & Foster Ltd