

CHDF INTERVENTIONS - Comments on planning applications

Final Oct 25

INTRODUCTORY

CHDF'S principal activity is in reviewing and sometimes commenting on every planning application submitted to CCC for

- (I) Listed Building Consent Applications in Canterbury City Conservation Area (22 character areas)
- (ii) Planning Applications in the Conservation Area character areas that might affect their character.
- (iii) Planning Applications in suburbs immediately adjoining the City Conservation Area.

We are sometimes asked "what is the value of your work", which question this document attempts an answer.

We offer comments on application's impacts

- sometimes positive (well considered and well documented applications that we support and commend),
- sometimes conditional (proposals that we support in principal, but object to in terms of design and/or scale or amount)
- sometimes negative (proposals that we oppose in principle, as well as perhaps design and amount)

Often revised planning applications are submitted which revise the scheme in line with our comments - where we assume that the CHDF comments played a part in generating feedback given to applicants by the planning department where revised proposals are submitted. In other cases . the unrevised scheme is refused permission, where we imagine our comments may have played a part in the assessment process of officers and councillors.

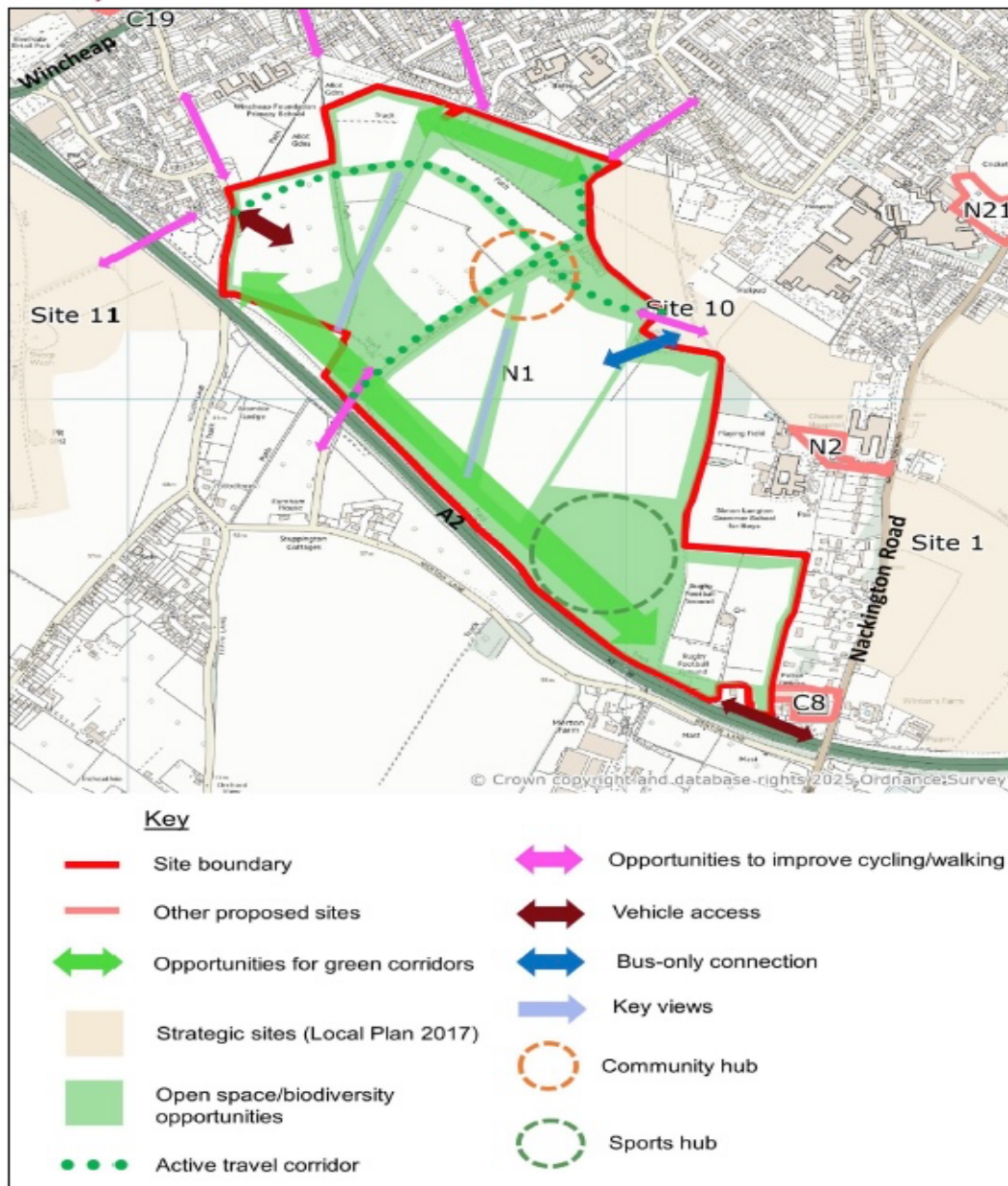
We set out below some examples :

- 2025 REG 18 Local Plan Housing Sites - Ridlands Farm
- Hall Place Harbledown, renovation and extension, new build
- Longmarket - KCC Cycle path scheme adjacent to WHS site
- Beercart Lane - Change of use of KCC former offices
- Danejohn Gardens, sourcing correct street furniture

- No1 Parade - refenestration and remodelling elevations
- No 3 Parade - Change of use to fast food , elevation alterations
- No1 Parade - refenestration and remodelling elevations
- No 3 Parade - Change of use to fast food , elevation alterations

1 Ridlands Farm - CCC Local Plan Focussed Regulation 18 Topic Paper Site 151, Policy C6

Policy N1 - Land at Merton Park



MERTON PARK – CONCEPT MASTERPLAN

This site is one of the major sites between the west edge on Canterbury, and the A2 bypass, which was allocated for housing in the most recent Plan consultation in 2024, to produce originally 316

dwelling. It was also to be considered as a possible site for the expansion of the K&C Hospital, so it was not included in the 2024 calculations of housing yield, although it was shown in the South West Canterbury area master plan in the 2024 edition of the Plan.

In 2025, the possible expansion of the hospital has been rejected, so the land is now part of the housing land for the Plan as SHLAA Site 151. It is discussed at S 6.23, p31, where it is noted that **HE (Historic England)** objected to the impact of housing at this location, which is a shallow slope outside the city perimeter that forms the skyline, intervisible with the Cathedral WHS, and the current open arable field character of the land is considered to have a material impact on the setting of the WHS.

It is also the case that CHDF raised exactly these objections in their comments to the 2024 Draft Local Plan.

CCC consider that adding suitable structured landscaping to the site will mitigate the impact. CHDF will comment on the new Topic Paper proposal re-affirming the case that the detail of the landscaping will be crucial and key criteria should be included in the C6 Policy Plan wording, and should and to acknowledge that this may have an impact on housing density and road design. Green infrastructure must be dense enough to fully screen any housing, a policy

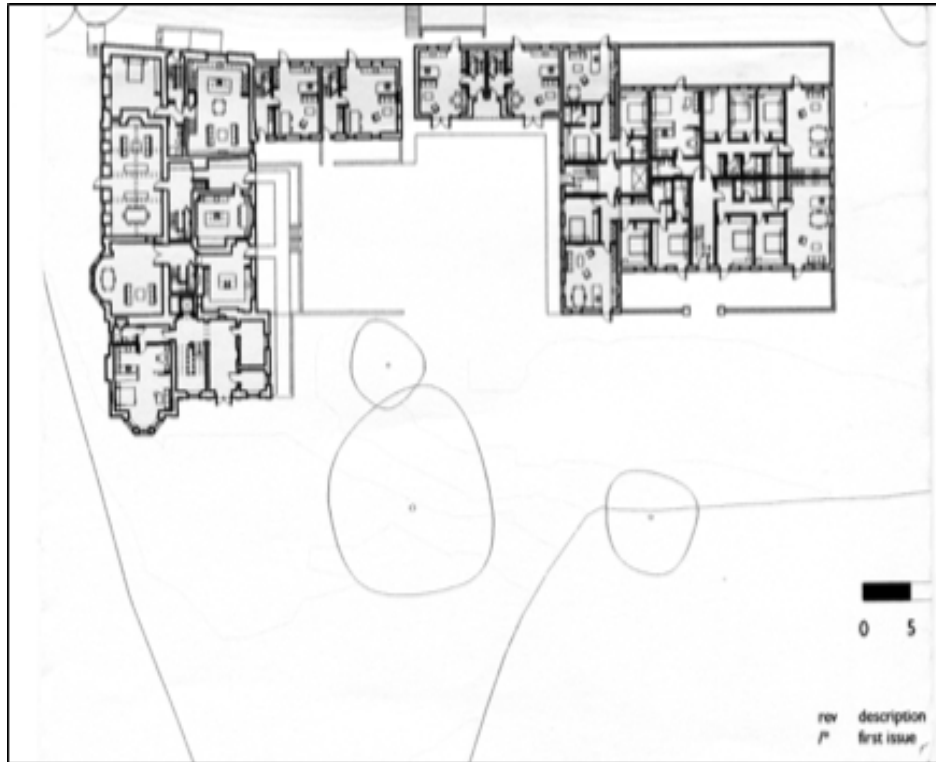
2 Hall Place Harbledown (CA/25/--)

Developers approached us through CRAEFT Architects and Goddard Planning, to invite input to their draft planning application designs for Hall Place, first developed as a large private house on a large site on the outskirts of Canterbury. The building had been substantially extended over the years up to [----] following which it was taken over as offices, until [---] it was vacated and boarded up. Various parts of the building were in substantial disrepair.

The application comprised 4 modern detached houses on the upper site, selective demolition of later additions mainly to the rear of the original house so as to clear the rear of the site. The retained portion of the house was converted to [--] dwellings, and a substantial deep plan new two storey building added on the rear of the site, comprising town houses executed in historical style.

CHDF input was to support the overall project bringing the original house back into use, with sympathetic alterations and repairs, but to suggest the town house building be reconfigured with a shallower plan that followed traditional terrace house layouts, and to reconsider the detached house group with regard to siting, the palette of architectural style and elevation materials, and develop all through the development of CGI modelling.

A revised application was submitted showing revised designs for the new dwellings using a shallower plan form, but with no change to the four new dwellings. CHDF gave this scheme qualified support.



Site Plan - Lower site - CONSULTATION DRAFT

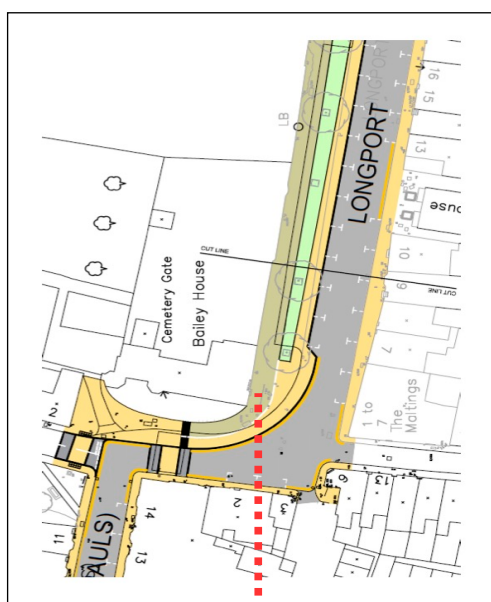
Site Plan - Lower Site - PLANNING LAYOUT



3 Longport

KCC with CCC submitted plans for and extension into the city centre of a cycle route entering Canterbury via the Pilgrims Way. As part of wide community consultations CHDF commented on various detailed aspects of the scheme which connected the lower end of Spring Lane with Littlebourne Road, then Longport, Monastery Street and Church Street St Pauls, and Burgate. Along Longport, but our particular concern was the section of the route laid on the section of the footpath immediately adjacent to the original boundary wall of St Augustine's monastery, which forms part of the cathedral WHS. This was shown as laid to a natural buff gravel, but when executed, a vivid red resin wearing course was used. Various large items of highway lighting and signage were also placed unsympathetically, interfering with the historic sight lines along Church Street St Pauls and Burgate, which had not been indicated on the consultation plans.

We urgently contacted CCC planning department to raise our concerns over this, which led to joint site meetings to review all executed scheme details. After deliberation, the offending red path surfacing was capped by natural resin bonded gravel in Longport, but the red surface remains still for the section of cycle path in St Martin's Hill.



AGREED PLAN

Cycle Trackway



ORIGINAL FINISH COLOUR



FINAL CORRECTED FINISH

4 Beercart Lane - Former KCC offices.

On becoming surplus to requirements the KCC Social services offices on the corner of Stour Street and Beercart Lane were the subject of various redevelopment schemes, from 2010 onwards. Early attempts to place large modern buildings on the site were refused by the council (10/00579) and also at Appeal. More modest schemes followed (13/00301), retaining the structural core of the building but with revised elevations and some minor alterations.

The client consulted CHDF over the options for elevations, proposing white rendered finishes as shown below. CHDF suggested that natural brick was more traditional and was predominant, particularly in this area of the town centre: only one significant new building had been constructed using significant white render finishes in Beer Cart Lane and Watling Street. The client accepted the advice and recast the elevations in brick, and this scheme was granted permission.



elling/letting the commercial space and has a track record in delivering commercial residential scheme has not been considered as pre-application enquiries suggested a scheme would be sought by the council. It is the applicant's intention to deliver a ne.

applicant has met with during the community involvement phase of this applicatio



Beer Cart Lane & Stour Street following Public Exhibition and responses from other key stakeholders.

5 DaneJohn Renovations - Street Furniture

As part of the Levelling Up works across Canterbury, the promenade pathway through the park is to be re-provided with missing street lights to fill in various gaps and dark corners. Canterbury Council commissioning designers sought detailed advice from one of the architects forming our committee, who through their historic involvement in commissioning these standards in other locations, was able to provide details and photographs of the correct design.



6 1 The Parade Canterbury

This former bank building on The High Street had been the subject of a change of use application in 2023, when CHDF commented on the proposed fenestration changes. These showed the ground floor windows and brick surrounds with the original fenestration which matched the upper floors as removed, with enlarged brickwork openings and plain sheet glazing infills, which was actually as shown in the illustration below.

We objected, as did CCC planning officers, and the was revised to show enlarged brickwork openings with infill window frames of the same pattern as those of the upper floors but with enlarged individual panes - but following the layout with 9 lights over 9 lights, which was granted permission.

However, the design as executed reverted to the non-consented elevation, as shown in the photograph - single sheet of glass per opening etc.



3 Parade

This is a Gr 11* Listed Building with substantial timber frame jettied construction to the front elevation, matching No 2 Parade, its neighbour, and with a fine exposed timber joist ceiling to the front section of the ground floor. The owner submitted an application for Change of Use from ice cream parlour to hot food takeaway (fish and chips) involving installation of very large extract ducts from the front to the rear of the building suspended from the original ceiling, and a new design fascia name panel showing parts of the heavy oak frame cut away.



CHDF objected to this treatment, as being incompatible with the building features. A new tenant has been found for the premises, and installation of their signage is proceeding which respects all the existing features of the building.

Tim Carlyle CHDF Oct 2025