

**Item 10, Pages 8-17**

**Lewis Court Cottage, Green Lane Boughton Monchelsea**

**Ref: 16/508513/full**

**NB: Email from planning agent removing unit 1 from the proposal, amended comments from the conservation officer and the amended layout plan are attached to this update**

p298 Amend 'Application Proposal' as follows (unit 1 removed from the proposal):  
Demolition of existing lean to garage and erection of 2 3 no. detached dwellings with parking and landscaping.

p299 paragraphs 2.01 and 2.02 remove reference to plot 1 is no part of the proposal.

p300 'Consultations' delete paragraph 5.03 and add following revised Conservation Officer comments following removal of plot 1.

"Following the office meeting and confirmation of revised plans removing plot 1 from the original proposals; I have no adverse comments on these amended plans. I raise no objection to this application on heritage grounds".

p304 add as paragraph 7.01a

The impact on heritage assets is discussed in paragraphs 6.05 to 6.17 of the main report where the case officer concludes that the development will result in 'less than substantial harm' and the benefits of the proposal outweigh any negative impact.

In addition, the proposal and the potential impact on designated and non-designated heritage assets have been assessed by two different conservation officers.

As set out in the main report the first conservation officer was involved in the design and layout of the proposal and had no objection to the proposed development.

The second conservation officer expressed concerns about the layout of the development and this was in relation to the close relationship between Unit 1 and the two storey timber clad building adjacent to the western site boundary. This building outside the application site was considered a non designated heritage asset. With the removal of unit 1 from the proposal (located at the end of the access from Green Lane) there is now agreement between the two conservation officers (revised comments from second assessment provided above and appended to this update) that the proposal is acceptable on heritage grounds.

The two remaining proposed units are located some distance away from other buildings. As noted at paragraph 6.13 of the main report, the proposal involves the removal of a garage building which will increase the separation distance between the curtilage building in this location and other existing and proposed buildings.

p305 Revised plans have been submitted to include amended layout plan with the removal of the original house annotated as Unit 1 and the renumbering of the remaining 2 houses. Amend condition 2 as follows:

"The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/10696/03a, 05a and 06a Reason: For clarity and to ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers".

p305 amend condition 7 as follows:

~~All planting, seeding or turfing comprised in~~ The approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: To ensure a satisfactory appearance to the development.

p306 remove condition 10 (duplicate of condition 7)

**The officer recommendation remains unchanged**

**Email from the planning agent**

**From:** Matthew Blythin [mailto:matthew.blythin@dhaplanning.co.uk]

**Sent:** 22 August 2017 17:41

**To:** Tony Ryan

**Cc:** Jon Anscombe ( [REDACTED] )

**Subject:** 16/508513/FULL - LEWIS COURT COTTAGE, GREEN LANE, BOUGHTON MONCHELSEA

**Importance:** High

Dear Tony,

I write following our meeting today and to confirm the formal amendments we wish to make to the application as submitted. Based on our discussion with the Conservation Officer, I can confirm that we formally amend the application to remove the proposed Plot 1 as shown on the submitted Proposed Site Layout Plan (DHA/10696/03) and therefore alter the description of the proposed development to "Demolition of existing lean to garage and erection of 2 no. detached dwellings with parking and landscaping".

We will endeavour to get an amended plan to you prior to Thursday's Committee Meeting but notwithstanding this, would request that in view of the significant delays experienced to date, the application is reported on this basis, with the proposed amendment and updated Conservation Officer comments reported to Members by way of Urgent Update. In the event final plans still need to be agreed, we would request that delegated authority is sought to secure this.

I trust the above is sufficient in the meantime, but please let me know if you have any queries or require anything else from us prior to Committee.

Kind regards

Matt

**Matthew Blythin**

**Director**

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### Response from the Conservation Officer to the amendment

#### **Maidstone Borough Council**

Heritage, Landscape and Design

Planning Consultation Response Sheet (C)

Date consultation received:

Application type: Major (28) ☐ Other (21) ☐

Consultation type: [Click to choose](#)

FAO (Case Officer): **Tony Ryan**

Application No.: **16/508513/ FULL**

Address of site: **Lewis Court Cottage Green Lane Boughton Monchelsea Kent ME17 4LF**  
Proposal: **Demolition of existing lean to garage and erection of 2 no. detached dwellings with parking and landscaping.**

Application for: **Full planning permission**

#### Comments:

Following the office meeting and confirmation of revised plans removing plot 1 from the original proposals;

I have no adverse comments on these amended plans.

#### Recommendation:

- I RAISE NO OBJECTION to this application on heritage grounds

Signed: **Stefan Ganther**

Date: **23/08/2017**