

APPLICATION: MA/10/0229 Date: 11 February 2010 Received: 15 February 2010

APPLICANT: Mr A Tomlin, Maidstone Borough Council

LOCATION: TOWN HALL, HIGH STREET, MAIDSTONE, MAIDSTONE, KENT, ME14 1TF

PARISH: Maidstone

PROPOSAL: An application for listed building consent for alterations to ventilation pipe work on the south elevation of the Town Hall, replacing 100mm CI pipe with a 150mm CI pipe with bracket fixings and replacement of existing 150mm CI pipe with a new pipe and bracket fixings as shown on plan numbers MC64/3, MC64/2, MC64/1, Design and Access Statement and Application Form received 15th February 2010.

AGENDA DATE: 8th April 2010

CASE OFFICER: Kevin Hope

The recommendation for this application is being reported to Committee for decision because:

- Maidstone Borough Council is the applicant

POLICIES

South East Plan 2009: BE6
Village Design Statement: N/A
Government Policy: PPG15.

HISTORY

There is extensive planning history on this site, none of which is directly relevant to this application.

CONSULTATIONS

English Heritage: Do not wish to comment on this application.

MBC Conservation Officer: Has raised no objections and has submitted the following comments – “These minor alterations will not significantly affect the character or appearance of the Town Hall”.

CONSIDERATIONS

1. Site Description

The application site is the Grade II* listed Town Hall, located in a prominent position within Maidstone Town Centre. It also falls within the Town Centre Conservation Area. The building dates from 1764 and is a key building within the streetscene.

2. Proposal

Listed Building Consent is sought under this application for the alteration of ventilation pipe work on the south elevation of the Town Hall. This would involve the replacement of an existing 100mm cast iron pipe with a 150mm cast iron pipe and pipe bracket fixings and replacement of existing 150mm cast iron pipe with a new 150mm cast iron pipe and pipe bracket fixings.

3. Considerations

The main issue involved within this application relates to the impact upon the character and appearance of the listed building.

4. The proposed replacement pipe work is located within an existing false window arch on the East elevation and would not obscure any existing historic detailing. The cast iron materials proposed are considered to be appropriate for a listed building together with the use of pipe brackets which would further reduce the visual impact of the proposal.

5. It is therefore considered that this proposal would be appropriate and would not harm the historical integrity of the Listed Building nor the character and appearance of the Conservation Area.

6. Conclusion

The proposal preserves the character and appearance of the important Grade II* Listed Building and the Conservation Area. It is concluded that approval should be recommended to the Secretary of State, to whom this application must be referred for decision.

RECOMMENDATION

Refer the application to THE SECRETARY OF STATE recommending that LISTED BUILDING CONSENT BE GRANTED.

1. The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the

Planning and Compulsory Purchase Act 2004.

The proposed development, subject to the conditions stated, is considered to comply with the policies of the Development Plan (Maidstone Borough-Wide Local Plan 2000 and South East Plan 2009) and there are no overriding material considerations to indicate a refusal of planning consent.