

REPORT SUMMARY

REFERENCE NO - 20/505997/LBC		
APPLICATION PROPOSAL Listed Building Consent for replacement of existing rooflight and windows to bathroom and kitchen, including internal and external works to cottage and outbuilding.		
ADDRESS 1 Keepers Cottage Mote Park Maidstone Kent ME15 8DP		
RECOMMENDATION – APPROVE SUBJECT TO CONDITIONS as set out in Section 8.0		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL Complies with Development Plan policy and the aims of the NPPF and would preserve the significance and special interest of the listed building		
REASON FOR REFERRAL TO COMMITTEE The Council is the applicant.		
WARD Shepway North	PARISH/TOWN COUNCIL	APPLICANT Bex Astin AGENT Baily Garner LLP
DECISION DUE DATE 23/03/21 (EOT 2/4/21)	PUBLICITY EXPIRY DATE 04/03/21	OFFICER SITE VISIT DATE
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): 20/505996/FULL : Replacement of existing rooflight and windows to bathroom and kitchen, including external works to cottage and outbuilding. – Pending consideration and a separate item on this Agenda.		

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 This application relates to a grade II listed dwelling, which is part of a 15th century timber-framed building. The building has two projecting wings of the building, with jettied first floors under a tiled roof. There is an existing historic outbuilding within the curtilage.
- 1.02 The site lies within the urban area and is situated within the historic park, Mote Park, which is a grade II registered historic park and garden.

2.0 PROPOSAL

- 2.01 Listed Building Consent is sought for internal and external works to the cottage and outbuilding, including the replacement of an existing rooflight and windows.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017: DM4 and SP18
Supplementary Planning Documents: Residential Extensions

4.0 LOCAL REPRESENTATIONS : None received.

5.0 CONSULTATIONS

5.01 Conservation Officer: raises no objection and supports the proposal.

5.02 Historic England: Do not wish to comment.

5.03 Gardens Trust: Do not wish to comment.

5.04 Kent Wildlife Trust: no response.

6.0 APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Principle of development
- Impact upon Listed Building

Principle of Development

- 6.02 The key issue arising from this application is the impact upon the historic and architectural integrity of the Grade II listed building, its significance and its features of special interest. The local planning authority has a statutory duty to have special regard to the desirability of preserving listed buildings and their settings under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy DM 4 of the local plan requires that the significance of designated heritage assets and their settings are conserved, and, where possible, enhanced and policy SP 18 similarly seeks to protect and enhance the quality of heritage assets. Policy DM 4 requires that the relevant tests in the National Planning Policy Framework are applied when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.
- 6.03 Policy SP18 of the local plan requires that, inter-alia, the characteristics of heritage assets are protected and design is sensitive to heritage assets and their settings. Policy DM4 of the local plan requires applicants to ensure that new development affecting heritage assets conserves, and where possible enhances, the significance of the heritage asset. It points out in paragraph 6.30 that small scale changes over time can erode the special character of places such as listed buildings.
- 6.04 It requires a proportionate Heritage Assessment which takes account of the significance of the asset and the impact on the identified significance. Paragraph 6.33 also advises that regard will be given to paragraphs 131 to 135 of the NPPF.
- 6.05 Since the adoption of the local plan, a revised NPPF has come into force, with the relevant section being chapter 16.
- 6.06 Paragraph 184 of the NPPF states that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 6.07 Paragraph 193 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should

be given to the asset's conservation...". It states that this is irrespective of the degree of harm amounting from any proposal.

Impact upon the listed building

- 6.08 The existing building is in a condition which clearly requires some renovation and remedial works. The proposals, which also seek to regularise some unauthorised works, are considered sympathetic to the listed building and include repairs to the timber frame and slipped tiles and the removal of unsympathetic materials. For example, repairs to lathe and plaster are proposed and the removal of plasterboard and reinstatement of lathe and plaster. Pointing which has been carried out in sand/cement would be taken out and repointed with lime mortar, which would enable the wall to breathe. The junction of the chimney which is in poor condition would have a lead flashing inserted. The removal of an unsympathetic laminate floor would also be carried out replacement fenestration is stated to be single glazed with secondary double glazing which is a sympathetic solution which would enable the character of the building to be retained.
- 6.09 It is noted that a fireplace has been removed from reception room 1 and it is suggested that a surplus 19th-century fireplace present on site could be installed. The conservation officer has indicated that further information should be required in this regard and this could be sought as a condition.
- 6.10 An existing rooflight would be replaced. The existing rooflight is unauthorised, but historic photographs demonstrate that one previously existed in this location and therefore there is a long established principle of a rooflight in this location. A joinery condition could ensure that the rooflight is flush fitting and has a satisfactory visual appearance.
- 6.11 The works would not result in the loss of any important historic fabric. I conclude that the proposed works would enhance the character and appearance of the listed building and aid its longevity. The works therefore comply with development plan policy and the aims of the NPPF. I note that the conservation officer supports the proposal.

7.0 CONCLUSION

- 7.01 The proposed works would preserve and enhance the character, appearance and special interest the listed building and would comply with development plan policy and the aims of the NPPF. Approval is recommended.

8.0 RECOMMENDATION – GRANT Subject to the following conditions:

- (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.

- (2) The works hereby permitted shall be carried out in accordance with the following approved plans/documents unless otherwise agreed in writing by the local planning authority:

Drawing numbers 001 Rev P.0 01 and 002 Rev P.0 01 received on 16/12/20 and 003 Rev P.0 01, 004 Rev P.0 01, 005 Rev P.0 01, 006 Rev P.0 01 and 007 Rev P.0 01 received on 26/01/21 and a Heritage Statement received on 16/12/20;

Reason: To clarify which plans have been approved and to ensure the quality of the development is maintained.

(3) The works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) New joinery in the form of large scale drawings, including a scaled section to show the position of the proposed rooflight in relation to the roofslope,

The works shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

(4) The works shall not commence until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-

a) Details of the scale, materials and finish of the proposed boiler flue,

b) Details of the works to fireplaces,

c) Details of the type and position of any new insulation,

The works shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

(5) The works shall not commence until a full schedule of repairs, including repairs to the timber frame of both the main listed building and the curtilage listed outbuilding and repairs to the staircase of the main building have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory appearance and that the historic significance of the listed building is maintained.

Informative

The proposed rooflight should be constructed of metal and should be flush fitting and not protrude above the surface of the roof tiles.

Case Officer: Louise Welsford

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.