

REPORT SUMMARY

REFERENCE NUMBER: 24/502526/LBC		
APPLICATION PROPOSAL: Listed Building Consent for change of existing uPVC windows to timber casements and external uPVC doors to timber cottage style doors.		
ADDRESS: Mote Lodge School Lane Maidstone Kent ME15 8DU		
RECOMMENDATION: GRANT – subject to planning conditions set in Section 8.0 of the report		
SUMMARY OF REASONS FOR RECOMMENDATION: For the reasons set out below it is considered that there is no significant harm to the appearance and setting of the curtilage listed building, or the setting of the Grade II Park. The proposal complies with local and national planning policies and is recommended for approval.		
REASON FOR REFERRAL TO COMMITTEE: Maidstone Borough Council is the applicant.		
WARD: Shepway	PARISH/TOWN COUNCIL:	APPLICANT: Mr Philip Morris AGENT: Calfordseaden LLP
CASE OFFICER: Olga Gardiner	VALIDATION DATE: 19/06/24	DECISION DUE DATE: 06/09/24
ADVERTISED AS A DEPARTURE: No		

Relevant Planning History

24/501683/LBC

Listed Building Consent to change the existing uPVC windows back to traditional timber casements. The existing uPVC doors will be changed backed to traditional cottage style doors.

Proposal also included various internal refurbishments
Invalid - No Futher Action 31.05.2024

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 This application relates to 'Mote Lodge', a detached bungalow, located northern side of School Lane, within the urban boundary of Maidstone. The property is curtilage listed due to the connection with Mote Park (Grade II) and Mote House (Grade II*). The Lodge was form of statement piece to the estate, and therefore the first element that stated the social status of the owner.

2. PROPOSAL

2.01 Listed Building Consent is sought for change of existing uPVC windows to timber casements and external uPVC doors to timber cottage style doors. The purpose is to replace the unsympathetic modern uPVC windows and doors with traditional wooden casement windows more in keeping with the character and setting of the non-designated heritage asset as a lodge that echoes part of a historic country house parkland entrance.

3. POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Maidstone Local Plan Review 2024:
LPRSP14(B) – Historic Environment
LPRSP15 - Design
LPRENV 1 – Historic Environment

The Maidstone Borough Local Plan Review (LPR) was adopted by the Council on 20th March 2024. There have been two strategic level challenges to adoption.

IHBC document "Guidance on alterations to Listed Buildings"

Supplementary Planning Document "Residential Extensions"

4. LOCAL REPRESENTATIONS

4.01 None received to date.

5. CONSULTATIONS

MBC Conservation Officer

5.01 No objection raised on heritage grounds.

Historic England

5.02 Do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provision.

6. APPRAISAL

6.01 Policy LPRENV 1 states that: The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework 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. This includes applying this policy to non-designated heritage assets where a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6.02 'Mote Lodge' is curtilage listed due to the connection with Mote Park (Grade II) and Mote House (Grade II*). The Lodge was form of statement piece to the estate, and therefore the first element that stated the social status of the owner.

6.03 Located righthand side of School Lane entrance into Mote Park, south and west elevations of the property are well visible form the public highway.

6.04 The proposal is to replace the unsympathetic modern uPVC windows and doors with traditional wooden casement windows. The purpose for the proposed works is for the windows to be more in keeping with the character and setting of the lodge, that echoes part of a historic country house parkland entrance.

6.05 The aim is to respect its heritage significance so that it can have a secure and sustainable future. The proposed traditional wooden casement window and door designs would sit comfortably against the lodge building and its environs, whilst remaining discernible as a different phase of construction of the building. The harm is thus considered to be far 'less than substantial harm'.

- 6.06 Historic England have not objected to the application, and neither has the conservation officer. It is considered that the proposal is an improvement to existing property, would not cause significant harm to the appearance and setting of the curtilage listed building, or the setting of the setting of the Grade II Park.

PUBLIC SECTOR EQUALITY DUTY

- 6.07 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

7. CONCLUSION

- 7.01 In conclusion, it is considered that the proposal would not cause significant harm to the appearance and setting of the curtilage listed building, or the setting of the setting of the Grade II Park. The proposal is therefore considered to comply with local and national planning policies and is recommended for approval.

8. RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee:

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.Plans
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no. 001 - Proposed Front Elevation

Drawing no. 002 - Proposed Side Elevation

Drawing no. 003 - Proposed Rear Elevation

All received 19.06.2024

Reason: To clarify which drawings have been approved and to preserve the character, appearance and special interest of the listed building
- 3) No works shall take place until detailed drawings at a suggested scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings have been submitted to and approved by the Local Planning Authority. The drawings shall include details of the proposed glazing, type of timber and colour finish. The works shall be carried out in accordance with the approved details and maintained thereafter.

INFORMATIVES

- 1) Engineered timber is not considered acceptable.