

APPLICATION: MA/12/0463 Date: 12 March 2012 Received: 14 March 2012

APPLICANT: Mr M Folb

LOCATION: 2 - 3, BEDFORD PLACE, MAIDSTONE, KENT, ME16 8JB

PARISH: Maidstone

PROPOSAL: Conversion of building from offices to 7No. flats and erection of 2No. dwellinghouses and associated works to exterior of building and access/parking arrangements as shown on drawing numbers 1011_A(GA)A-001 rev G, 1011_A(GA)A1-010 rev B, 1011_A(GA)A1-100 rev B, 1011_A(GA)A1-101 rev B, 1011_A(GA)A1-102 rev B, 1011_A(GA)A1-103 rev C, 1011_A(GA)A1-200 rev A, 1011_A(GA)A1-201 rev B, 1011_A(GA)A1-202 rev B, 1011_A(GA)A1-203 rev B, 1011_A(GA)A1-301 rev A, 1011_A(GA)A2-100 rev C, 1011_A(GA)A2-101 rev C, 1011_A(GA)A2-102 rev C, 1011_A(GA)A2-200 rev C, 1011_A(GA)A2-202 rev C, 1011_A(GA)A2-203 rev A, 1011_A(GA)A2-300 rev A, 1011_A(GA)A2-301 rev A, 1011_A(GA)X-001 rev B, 1011_A(GA)X-010 rev A, 1011_A(GA)X-100 rev A, 1011_A(GA)X-101 rev A, 1011_A(GA)X-102 rev A, 1011_A(GA)X-103 rev A, 1011_A(GA)X-200 rev A, 1011_A(GA)X-201 rev A, 1011_A(GA)X-202 rev A, 1011_A(GA)X-203 rev A, 1011_A(GA)X-300 rev A, 1011_A(GA)X-301 rev A and 1011_A(GA)X-DEM-001 rev X, supported by a design and access statement and conservation area assessment, all received 12th March 2012.

AGENDA DATE: 28th June 2012

CASE OFFICER: Catherine Slade

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

- Councillor Ross has called the application in before Planning Committee for the reasons set out in the report.

1. POLICIES

- Maidstone Borough-Wide Local Plan 2000: ENV6, T13
- South East Plan 2009: SP2, SP3, CC1, CC4, CC6, H5, T4, NRM2, W2, W8, BE1, BE6

- Government Policy: National Planning Policy Framework 2012
- Other: Maidstone (Rocky Hill) Conservation Area Appraisal, Maidstone Borough Council London Road Character Area Assessment Supplementary Planning Document 2008, Kent Design Guide 2009

2. HISTORY

- MA/12/0464 - An application for listed building consent for the demolition of a single storey rear extension and various internal and external works including alterations to the internal layout and arrangement of external openings; the introduction of an exterior staircase and chimney stack; and the removal of existing gate and pillars – CURRENTLY UNDER CONSIDERATION
- MA/08/2002 - An application for Listed Building Consent to replace existing lead lined hoppers and troughs with black UPVC hoppers and down pipe - APPROVED WITH CONDITIONS
- MA/06/2092 - An application for listed building consent for the modification of disabled access ramp to the rear of the property for staff and public and the erection of a handrail to the front access - APPROVED WITH CONDITIONS
- MA/06/2091 - Retrospective application for modification of disabled access ramp to the rear of the property for staff and public and the proposed erection of a handrail to front access - APPROVED WITH CONDITIONS
- MA/04/0244 - An application for listed building consent to form a new door between 2 offices on the ground floor, the removal of a stud partition on the first floor and the moving of another partition over by 600mm - APPROVED WITH CONDITIONS
- MA/95/1049 - An application for a Certificate of Lawfulness for use as general offices – APPROVED WITH CONDITIONS
- MA/95/0815 - An application for listed building consent for alterations to form ground floor toilets, widen corridors/doorways remove partitions and external landings/steps and fit new rear door and windows floors - APPROVED WITH CONDITIONS
- MA/75/1502 - An application for listed building consent for alterations to chimney stack on rear wing – APPROVED
- MA/75/1246 - An application for listed building consent for alteration of windows – APPROVED

- MA/75/0012 - Conversion of the building to office accommodation – RAISE NO OBJECTION
- MA/74/0211 - Offices - APPROVED WITH CONDITIONS
- 71/0490/MK1 - An application for listed building consent for demolition – REFUSED, APPEAL DISMISSED (2 Bedford Place)
- 64/0743/MK1 - Outline application for the demolition of existing buildings and erection of Office Buildings with vehicular access from Bedford Place – REFUSED
- 63/0634A/MK1 - Extension of outline consent for the erection of a three storey block of flats comprising 12 units - APPROVED WITH CONDITIONS
- 63/0634/MK1 - Outline application for the erection of a three storey block of flats, comprising 12 units - APPROVED WITH CONDITIONS
- 63/0214A/MK1 - Outline application for the demolition of existing premises and erection of new building comprising office – REFUSED
- 63/0214/MK1 - Outline application for the demolition of existing premises and erection of new building comprising flats or maisonettes - APPROVED WITH CONDITIONS
- 53/0109/MK1 - Internal alterations to form additional bedrooms and bathroom on first floor and relevant drainage work, and provision of two new windows on rear elevation – APPROVED (2 Bedford Place)
- 50/0083/MK1 - Change of use from private dwellinghouse to accommodation of residential guests - APPROVED

- 2.1 The proposal site has an extensive development management history in respect of applications for planning permission and listed building consent, some of which are not directly applicable to the current proposal. The details of the relevant history are summarised above.
- 2.2 The proposed works to the listed building are the subject of a concurrent application for listed building consent under application reference MA/12/0464, the details of which are set out above.
- 2.3 The current application has been submitted after extensive pre-application discussions between the developer and the Local Planning Authority under the pre-application advice procedure. Pre-application advice has been issued under the reference PA/11/0339.

3. CONSULTATIONS

- 3.1 Councillor Ross has requested that the application be reported to Planning Committee on the grounds of concerns relating to parking, refuse and the impact of the development on the conservation area.
- 3.2 Maidstone Borough Council Conservation Officer: raises no objection to the proposal subject to conditions requiring the submission and written approval of details of materials, joinery, landscaping (including hard surfacing), boundary treatments, the proposed external staircase and the brick arches over new openings; and the removal of permitted development rights. The officer makes the following detailed comments:

"These proposals have been the subject of extensive pre-application negotiations which have resulted in a scheme which, in my view, ensures the long term use of the currently vacant listed building whilst preserving its historic and architectural interest. The new build element, in my opinion, will not adversely affect the setting of the listed building or the character of the Conservation Area.

The conversion of the listed building has been devised in such a way that important internal features and the original floorplan are preserved – indeed, some benefit accrues from the return of one of the original main ground floor reception rooms to its original size by the removal of a 20th Century partition wall. The part of the building which it is proposed to demolish is a relatively late addition to the building of low significance and I therefore have no objection to this aspect of the proposals. The reinstatement of a chimneystack on the resulting end gable will be visually beneficial. The proposed refenestration of the rear elevation is appropriate in its design and will tidy up an area which currently suffers from a hotch-potch of alterations.

The proposed new houses are small in scale and are located on a part of the site where historic maps show there to have been former outbuildings. They are of unashamedly modern design which I consider to be an entirely valid approach in this location and the quality of the design is acceptable."

- 3.3 Maidstone Borough Council Environmental Health Officer: Raises no objection to the proposal subject to conditions requiring the development to satisfy Part E (resistance to passage of sound) of the Building Regulations and requiring the development to be undertaken in strict accordance with the recommendations of the Asbestos Report prepared by Incorporated Southern Products Ltd dated 2nd August 2011 and informatives relating to good working practices during construction phases. The officer makes the following detailed comments:

"The site is in a mixed residential area and traffic noise is not a problem. The site is within the Maidstone Town Air Quality Management Area and is just over 300m from a known air quality hotspot, but I do not consider the scale of this development and/or its site position warrant an air quality assessment. Any demolition or construction activities will definitely have an impact on local residents and so the usual informatives should apply in this respect. The building to be converted to flats should be checked for the presence of asbestos and any found must only be removed by a licensed contractor.

There is no indication of land contamination based on information from the Maidstone Borough Council's contaminated land database and historic maps databases, and no indication from the latest British Geological Survey maps that there is a significant chance of high radon concentrations.

Section 54 of the Clean Neighbourhoods and Environment Act 2005 requires the developer to produce a site waste management plan for any development which is over £300,000. The plan must be held on site and be freely available for view by the local Authority at any time."

- 3.4 Maidstone Borough Council Landscape Officer: Raises no objection to the proposal subject to an additional condition requiring the submission and approval of an arboricultural method statement for the proposed repair works to the existing services and the resurfacing of existing areas of hard surfacing, and the submission and details of the tree works referred to in the application documentation as being necessary to implement the proposal. The officer makes the following detailed comments:

"Pre application advice was provided by the Landscape Officer on 1 August 2011 requiring that any development proposal be accompanied by a tree survey, tree protection plan and arboricultural method statement in accordance with the recommendations of BS5837:2005. In particular, the method statement was required to cover any repair work associated with the existing drainage run present under the driveway along with consideration of where any other services for the proposed new properties might be located.

The indicative drainage layout clearly indicates the relining/renewal of manholes in close proximity to protected trees and, whilst an arboricultural survey and planning integration report has been submitted by the applicant (reference: Quaife Woodlands AR/2688/ap), the following details are still required to ensure any damage is minimised:-

An arboricultural method statement covering both any repair work associated with the drainage runs and manholes and the resurfacing work extending from

the access up to the rear elevation of the building together with details of any tree works that would be necessary to implement the proposal."

- 3.5 Kent County Council Highway Services: Raise no objection to the proposal subject to conditions requiring the parking areas to be retained for that purpose, and the submission and details of the surfacing to parking areas and makes the following detailed comments:

"The application proposes the provision of 8 x 2 bedroom properties and 1 x 1 bedroom property. The existing office building has 14 parking spaces and this would be reduced to 9 parking spaces - 1 per property. On street parking bays are available along Bedford Place.

The Kent Design Guide Interim Guidance Note 3 -Residential Parking recommends a maximum of 1 parking space per 2/3 bedroom dwelling in edge of centre locations such as this with 0.2 spaces provided for visitors. The site lies in an accessible location within walking distance of the Town Centre and local bus services and train stations, therefore this level of parking would be acceptable.

The application includes the provision of 4 cycle parking spaces and this is below the minimum standards as set out in the Kent & Medway Vehicle Parking Standards which recommends 1 space per flat/maisonette. I would therefore recommend that additional cycle parking is provided.

Use is to be made of the existing access and no changes are planned. This access has limited pedestrian visibility splays and I would not wish to see any significant intensification of the use of this access over and above that generated by the previous office use. The proposal to provide the 9 dwellings, with a reduction in the number of parking spaces, would be likely to reduce the traffic impact at this access and therefore this too is acceptable."

- 3.6 Environment Agency: No comments to make on the application.
- 3.7 Southern Water: Raise no objection to the proposal subject to a condition requiring the submission and approval of details of surface water drainage including the proposed SUDS scheme and an informative relating to connection to the public sewerage system.

4. REPRESENTATIONS

- 4.1 Five representations were received as a result of the publicity procedure, from 3 households. The letters make clear that no objection is raised to the alterations proposed to the listed building. The concerns raised mainly relate to the change

of use of the building and the erection of the buildings in the rear of the site; these include overdevelopment of the site, harm to the character and appearance of the conservation area, disruption of the established pattern of development through the introduction of backland development, traffic generation, traffic movement and parking, harm to residential amenity by way of loss of privacy and loss of light, and refuse storage.

5. CONSIDERATIONS

5.1 Site Description

- 5.1.1 The application site is located to the north of Bedford Place, an unclassified public highway characterised by residential development of mixed ages, scales and appearances. The site adjoins the rear garden of number 4 Bedford Place to the west, and the car parks of Rock House (currently in use as 8 flats) and numbers 17 and 19 London Road (in use as offices) to the west; all three buildings are Grade II listed. To the rear (north) of the site are the Rocky Hill Allotments. To the south is a small scale mid twentieth century residential development arranged in two storey terraces; Birnham Square.
- 5.1.2 The site comprises the buildings and land known collectively as 2-3 Bedford Place. The property (including both buildings and all extensions) was listed as Grade II in its entirety in 1951. The site is located approximately 48m to the west of the junction of Bedford Place and London Road, the A20, which is a major arterial route into Maidstone. The road junction in this location forms part of a gyratory system to the south of Maidstone Town Centre.
- 5.1.3 Number 2 Bedford Place, which is the easternmost of the two main buildings, is an attractive timber framed two storey building with additional accommodation in the roof space facilitated by three gables to the front (south) elevation. This building is believed to have originally been sited in Pudding Lane, and to have been rebuilt in its current location in the early to mid nineteenth century. The building is of an arresting appearance with various external architectural details of interest including the jettying of upper floors to the side (east and west) elevations; a chimneybreast to the west elevation; sash windows to the front elevation; and a later neoclassical porch. Internally some features of interest survive, including the timber frame in its reassembled state and carved bannisters, although much of the original interior fabric has been lost. The building has been the subject of two rear extensions of contrasting appearance to the original building, the first being a two storey red brick structure believed to date from the mid nineteenth century built onto the eastern half of the rear elevation, and the second a single storey rendered extension dating from the late twentieth century which is built onto the rear of the first extension.

- 5.1.4 Number 3 Bedford Place is located to the side (west) and rear (north) of number 2. This building is believed to date from the mid nineteenth century and to post date the re-erection of number 2. This is a simpler two storey hipped building with a rendered façade to the front (south) and yellow brick to the rear. This building has also been the subject of extensions; in this case to the east (taking the side elevation to abut that of the neighbouring property, number 4 Bedford Place) and west elevations (adjoining the rear elevation of number 2 and the side elevation of the two storey rear extension to the same). At some point subsequent to the erection of the extension to the east elevation of number 3, the two properties merged into a single entity, and this was how the building has been utilised since.
- 5.1.5 Number 2 is set back from the public highway by approximately 2m, and number 3 by approximately 9.4m, as a result of which the more visually modest building is screened to a large extent from public views from the east by the more visually dominant number 2 building.
- 5.1.6 To the rear (north) and east of the buildings the exterior space is hard surfaced with black top and used for car parking and vehicular access, which is gained from Bedford Place to the east of number 2. The parking areas are enclosed by a relatively recent and utilitarian metal gate and red brick pillars. Pedestrian access to the buildings is via the front door of number 2 or the rear of the building. The areas to the front (south) of the buildings are mainly paved with some limited landscaping in the form of small shrubs to the front of the buildings.
- 5.1.7 The site levels step up from the highway and as a result the ground floor level of the buildings is elevated by between approximately 0.5m in relation to the pavement. In addition, Bedford Place rises steadily to the west, which is reflected in the stepping up of the yellow brick dwarf wall which forms much of the front boundary to the site. Although the majority of the site is more or less level (with the exception of the vehicular access which rises as it enters the parking areas to the rear), it is bounded by retaining walls which vary in height from 0.4m (east boundary of site with Rock House) to 1.8m (rear (north) boundary of site with allotments, and west boundary of site with number 4 Bedford Place). The need for these stabilising structures reflects the topographic relationship with the adjoining land, the site being set down in relation to number 4 Bedford Place and the allotments to the rear, and set up in relation to Rock House.
- 5.1.8 The property has been in use as offices for a variety of purposes since the 1970s, including during a period in the mid to late twentieth century when it was the offices of the Maidstone Borough Council Planning Department, however the original purpose of the buildings is believed to have been residential.

- 5.1.9 The site is in an edge of town centre location. The site is within the Maidstone (Rocky Hill) Conservation Area, as designated in the Local Plan, and is also within the London Road Character Area, as designated in the relevant SPD.
- 5.1.10 In addition, there are a number of listed buildings within close proximity to the site, including numbers 4 to 7 Bedford Place, which form a terrace of four Georgian townhouses which abut the west of the application site; Rock House, 15 and 17 London Road which adjoin the east boundary of the site; and Rocky Hill Terrace, which is located approximately 15m to the south east of the site, on the opposite side of Bedford Place. There are no trees within the site, but there are a number of trees to the rear of Rock House and numbers 15 and 17 London Road which are located in close proximity to the site boundary, one of which, a mature Lime, is protected under the scope of Tree Preservation Order 9 of 1972.

5.2 Proposal

- 5.2.1 The application seeks planning permission for the change of use of the existing buildings on site from offices to seven self contained residential properties, and external alterations to facilitate the change of use. The application also seeks planning permission for the erection of a building in the rear of the site to form a pair of semi detached dwellings and associated works to provide on site parking and landscaping.
- 5.2.2 The change of use of the existing building would provide five flats within number 2, two at ground floor level, two at first floor level, and one in the roof space, and two flats within number 3, one at ground floor level and one at first floor level. The accommodation provided by the proposed conversion would comprise six two bedroom units arranged over the ground and first floor levels, and one one bedroom unit within the roof space of number 2 Bedford Place.
- 5.2.3 The works required to facilitate this conversion which require planning permission include the demolition of the single storey extension to the rear of number 2 and the introduction of a chimney breast to the north elevation of the extension to be retained; the introduction of a metalwork external stairway to the rear elevation of number 3; alterations to the arrangement of the openings to the rear of number 3 including the replacement of a first floor window with a door, the enlargement of two first floor windows and the introduction of an additional ground floor window; the removal of the existing vehicular access gate and supporting brick pillars to the east of the building; and the introduction of a satellite dish to the valley located between the extensions to numbers 2 and 3. No external alterations are proposed to the front elevation of the buildings fronting onto Bedford Place.

- 5.2.4 The application also includes the erection of a building in the rear of the site which would provide a pair of semi detached dwellings. The proposed dwellings would be located in the north west corner of the proposal site and would immediately abut the boundaries of the site with the public allotments to the north and the rear garden of 4 Bedford Place to the west. The building would have a two storey hipped form, which would respond to that of number 3. The ground levels within the site in the location of the proposed building are 31.05m, and the proposed building would be built to have a ground floor finished floor level of 3.1m. The building would have a maximum height of 6.6m, and eaves heights of 5.9m. The building would have a width of 17m and a depth of 5.5m, with a resultant footprint of approximately 93.5m². The front (south) and east elevations would be jettied at first floor level to mimic the form of number 2, which has jettied upper floors to the side elevations.
- 5.2.5 The dwellings would have large glazed openings to the south and east elevations at ground floor level as well as conventional doors. The openings to the first floor accommodation are to the rear (north), front (south) and east elevations. The first floor openings to the front elevations are shown on the submitted drawings as being recessed and oriented obliquely in order to prevent direct overlooking of neighbouring properties, including those that would result from the conversion of the existing building. Further natural light would be provided to the first floor accommodation as a result of the inclusion of a rooflight extending across both properties and to the ground floor accommodation through the inclusion of sun tunnels to the rear roof slopes of the properties.
- 5.2.6 The proposed materials to be utilised in the construction of the external surfaces of the dwellings comprise London Stock reclaimed bricks (yellow), timber panels and screens, and slate roof tiles. The application documentation states that the joinery will be in timber, and that bat boxes and swift bricks will be incorporated into the development, as detailed in the elevational drawings.
- 5.2.7 In addition to the conversion of the existing buildings to provide flatted accommodation and the erection of an additional building to provide a pair of semi detached dwellings, the application includes ancillary development to remove the existing hard surfacing and provide private garden spaces for the two houses to the rear of the site; nine on site car parking spaces (one per unit) and vehicle access and turning areas, cycle storage areas, and enclosures for the storage of refuse and recyclables. The existing vehicle access to the property is to be retained.
- 5.2.8 The works to the interior of the existing buildings, which do not require planning permission, are assessed under the scope of a separate application for listed building consent (MA/12/0464), which also considers the external works proposed to the listed building.

5.3 Principle of Development

- 5.3.1 The proposal site is located well within the defined centre of Maidstone in a sustainable location in close proximity to the town's bus station and three railway stations and well served by local facilities and amenities. The site is a former office, and as such falls within the definition of previously developed land, and seven of the proposed residential units would be provided through the conversion of an existing building. For these reasons the principle of residential use in this location is considered to be acceptable, being in accordance with South East Plan 2009 policies SP2 and SP3 central government planning policy and guidance in the National Planning Policy Framework, which states in paragraph 51 that Local Authorities should seek to bring empty buildings into residential use, and should, in suitable locations, "normally approve planning applications for change to residential use from commercial" where there is no strong economic case for the proposed development being inappropriate. The National Planning Policy Framework also sets out a presumption in favour of sustainable development, which in the context of decision making is defined as approving development proposals that accord with the Development Plan without delay, and where the Development Plan is silent, granting planning permission unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits.
- 5.3.2 For the reasons set out above, it is considered that the principle of the change of use is acceptable in the context of local, regional and national planning policy and guidance, subject to all other material considerations.
- 5.3.3 To my mind, in the circumstances of this case the key issues in the assessment of the application are the design of the proposed development and its impact upon the surrounding heritage assets; residential amenity; highway safety, including parking; and landscape and arboricultural matters.

5.4 Design and impact upon the surrounding heritage assets

- 5.4.1 Policies CC1, CC6 and BE1 of the South East Plan 2009 which require that development conserves and enhances the physical and natural environment, using innovative design to create a high quality built environment whilst respecting and enhancing the character and distinctiveness of settlements. Proposed development is required to promote design solutions appropriate to context, which build upon local character and distinctiveness and sense of place, including the sensitive reuse of redundant historic buildings. Specifically BE6 seeks to protect, enhance and conserve the historic environment, and supports proposals which bring underused heritage assets into appropriate use.

- 5.4.2 In this case, the proposal site comprises a Grade II listed building and curtilage, together. In addition, there are numerous listed buildings in close proximity to the site, and it is located within the Rocky Hill Conservation Area and London Road Character Area. As such, the impact of the proposed development on the designated heritage assets is of utmost importance in the determination of the application, and consequently, the design of the proposal is paramount in assessing the acceptability of the proposal.
- 5.4.3 In this case, the works to the listed building are largely limited to the rear of the site where they are not visible in public views. The main alteration proposed is the removal of the existing rear single storey extension, and as a relatively recent addition with no architectural or historic merit, there is no objection to this element of the proposal. The alterations to the openings to the rear elevation are considered, as set out in the Conservation Officer's comments, to be acceptable and to enhance the appearance of the building. In order to ensure that these alterations are of an acceptable quality and appearance, a condition is suggested requiring the submission and approval of details of the brick arches above the openings, in accordance with the comments of the Conservation Officer.
- 5.4.4 Although the proposed rear external staircase is of a modern style, it is not considered that this would detract from the overall character of the listed building as the use of a contrasting style is considered to be an acceptable design solution to the need for introducing an external route to the upper flat proposed to the first floor of number 3, and the Conservation Officer has raised no objection to this element of the proposal. However, in order to secure a satisfactory appearance to this feature, a condition is suggested requiring the submission and approval of details of this structure.
- 5.4.5 The removal of the existing gate and brick pillar and the replacement of the existing black top hard surface with permeable surfacing comprising block paving and resin bonded gravel are considered to represent an improvement to the site, and as such are welcomed. The introduction of a satellite dish to the rear roof valley will not result in any alteration to the appearance of the building when viewed at ground level, and will require minimal works, and as such is considered to be acceptable in the circumstances of this case.
- 5.4.6 For these reasons it is considered that the proposed alterations to the listed buildings and the existing fabric of the site are acceptable, subject to the conditions set out above.
- 5.4.7 The proposal also includes the erection of a detached building to provide a pair of semi detached two storey dwellings in the north east corner of the site in the position of former outbuildings (now demolished). Concern has been raised in

respect of this element of the proposed development, in particular with reference to the impact of the new building on the character and appearance of the Rocky Hill Conservation Area and London Road Character Area.

- 5.4.8 The proposed building is considered to pay respect to the form and overall appearance of the original buildings on the site and those neighbouring the property, in having a hipped roof and utilising materials including yellow brickwork and slate roofing materials, whilst providing a contemporary development which does not result in a pastiche of the historic context. Whilst clearly differing from the existing buildings on the site, the scale of the new build is modest in relation to them, and the overall dimensions and form of the new houses responds to that of number 3 in particular. The use of a contrasting arrangement of openings is considered to be, in the words of the Conservation Officer, a valid design approach, and is considered to reflect the context, which includes the walls that form the rear and side boundaries of the property, and which are dominant in views of the site from the surrounding properties. The yellow brick and slate will provide a visual tie to number 3 and the adjacent terrace of dwellings to the west of the site, and allow the new building to blend with the dominant buildings located beyond.
- 5.4.9 The new build will not be visible in public views from the highway as a result of being screened by the existing buildings, and would be set down in relation to adjoining land to the north and west, and entirely enclosed to the rear by boundary walls with heights of between 1.6m and 2.5m (measured from ground level within the site), all of which are proposed to be retained, which will serve to screen the lower floor of the new dwelling. The scale of the building is significantly lesser than that of the main buildings, and when seen from the rear will be viewed against the context of numbers 2, 3 and 4 Bedford Place, in relation to which the new build will appear modest and clearly subservient.
- 5.4.10 As such, although the site is located within the Rocky Hill Conservation Area and the London Road Character Area, it is considered that the new dwellings would have no impact upon public views of these heritage assets would be limited. In any case, the quality of the design and the care that has been taken to reference the context is such that there is no objection on design grounds to this element of the proposal. This view is supported by the comments of the Conservation Officer, which state that "the proposed new houses are small in scale and are located on a part of the site where historic maps show there to have been former outbuildings. They are of unashamedly modern design which I consider to be an entirely valid approach in this location and the quality of the design is acceptable." The officer also states that "the new build element will not adversely affect the setting of the listed building or the character of the Conservation Area."

5.4.11 Notwithstanding the above, conditions have been requested by the Conservation Officer requiring the submission and approval of details of external materials (including hard surfaces) and joinery, as well as those detailed in paragraph 5.3.3 and 5.3.4 above. These conditions are considered to be reasonable and necessary in order to secure the appearance of the development and the heritage assets, and it is my view that details of rainwater goods and solar photovoltaic panels should also be submitted. The restriction of permitted development rights has also been requested, a view with which I concur, considering it to be appropriate in this case in respect of Part 1 and Part 2 of the Town and Country Planning (General Permitted Development Order 1995 (as amended)). A condition has also been requested in relation to landscaping; this is discussed in detail below in section 5.7.

5.4.12 Concern has also been raised that the proposal represents overdevelopment of the site, The proposal would result in a higher density of dwellings per hectare in relation to the surrounding area, however this is typical of flatted development, and the applicant has indicated in the application documentation that the conversion of the existing buildings to dwellings and the omission of the new build element (which in this case represents enabling development) would result in the viability of the proposal failing. In any case, it is considered that, notwithstanding the concerns of local residents in regard to backland development, there is no planning policy which restricts such development in locations such as this, and in this case it is considered that the removal of the single storey rear extension and car park and the introduction of an open landscaped courtyard, is of benefit to the character and appearance of the site.

5.4.13 Whilst the London Road Character Assessment states that development should respect the alignment of existing buildings, in this case the proposed dwellings would be, as the Conservation Officer points out, in the position of historic buildings associated with the original property, and it is considered that the proposal satisfies the objectives of the London Road Character Assessment and as such there is no objection to the proposed new build.

5.4.14 For these reasons it is considered that the design of the development, and its relationship to and impact upon the listed buildings, Rocky Hill Conservation Area and London Road Character Area, are acceptable, subject to the conditions set out above.

5.5 Residential amenity

5.5.1 The proposed development would result in the establishment of new residential properties in close proximity to each other, the relationship between the flatted accommodation in the converted listed building and the new dwellings in the rear of the site being quite intimate. However, it is considered that the design of

the proposed development, in particular the arrangement of the windows, is such that no excessive overlooking would occur between the units. In any case, any prospective occupiers of the units would be aware of the relationship between the properties prior to occupation.

- 5.5.2 Concern has also been raised by local residents over the impact of the proposed development in regard to loss of light, loss of privacy, and harm to outlook to existing residential properties. The conversion of the existing building will not result in any significant additional windows or built development that would give rise to any increase in existing levels of overlooking or overshadowing.
- 5.5.3 In respect of the new build element of the proposal, it is my view that the relationship between the proposal site and the neighbouring properties is such that no significant harm to the residential amenity of the occupiers of neighbouring residential properties would result from the proposal loss of light or privacy, or harm to outlook, by way of their proximity to the proposal site.
- 5.5.4 As set out above in paragraphs 5.2.1 to 5.2.4, the proposed new build dwellings would be located in the north west corner of the site, and would be set down in relation to the adjacent property number 4 Bedford Place by approximately 1.5m. The separation distance and relationship between the two buildings, together with the arrangement of the fenestration to the western most of the two proposed dwellings, are such that it is not considered that the proposal would result in any harm to the residential amenity of the occupiers of the number 4 Bedford Place by way of loss of privacy or loss of light.
- 5.5.5 The separation distance between the new build element and number 19 London Road is considered to be such that no loss of light would result to habitable rooms of the existing property. Although concern has been raised with regard to overlooking of the property from windows to the side and rear elevations of the eastern most house, the ground floor window to the side elevation would be screened by the existing boundary wall to this part of the site, which is to be retained. The upper floor windows are either recessed and oriented away from this property or located in a position not to afford direct views of the premises. For these reasons it is not considered that the proposal would result in any harm to the residential amenity of the occupiers of the number 19 London Road by way of loss of privacy or loss of light.
- 5.5.6 With regard to harm to outlook, the design, scale, siting and relative ground levels of the proposed building in relation to the existing dwellings is such that it is not considered that the proposal would result in a development that could be considered to be overwhelming or unduly dominant to the occupiers of the neighbouring properties.

- 5.5.7 Residential amenity is safeguarded against permitted development to the new build dwellings which might give rise to overlooking by way of a condition restricting permitted development rights under of Parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which are proposed to be withdrawn for reasons relating to the conservation of heritage assets, as discussed above in paragraph 5.4.11.
- 5.5.8 The Environmental Health Officer has raised no objection to the proposal subject to conditions requiring the development to comply with Part E (resistance to passage of sound) of the Building Regulations and the development to be undertaken in compliance with the Asbestos Report prepared by Incorporated Southern Products Ltd dated 2nd August 2011. Compliance with the report is considered to be necessary, given the recorded incidence of hazardous materials on the site, and it is considered that this should be secured by way of condition. With regards to the former suggested condition, it is my view that it would be unduly onerous, given that the proposed use of the building as residential properties would not reasonably be expected to give rise to undue levels of noise, vibration or any other disturbance. Furthermore, any disturbance resulting from the necessary conversion works would be expected to be over a limited period of time; as such it is not considered reasonable to impose this condition.
- 5.5.9 For these reasons it is considered that the proposal is acceptable in regard to considerations of residential amenity, subject to the restriction stipulated above which should be imposed by way of a condition.

5.6 Highways

- 5.6.1 Bedford Place is an unclassified public highway which provides vehicular access to the properties on Bedford Place and those forming Birnham Square and to a private parking area to the front (east) of Rocky Hill Terraces; it is a no through road to vehicular traffic.
- 5.6.2 The highway is narrow, and is subject to parking controls. The north side of the road is marked out for parking bays, and the south side of the road has a single yellow line (except in close proximity to the junction with London Road, where there is a double yellow line).
- 5.6.3 It is proposed to retain the existing vehicle access to the site, and as such there will be no change to the access arrangements to the site, or to the level of provision of on street parking.
- 5.6.4 The application includes the provision of one off road parking space per residential unit, which in context of the edge of town centre location in close proximity to good public transport links, is considered to be adequate. Whilst the

concerns of neighbouring occupiers in this regard are noted, this assessment of the parking provision is supported by the comments of the Kent County Council Highway Services Officer, and as such there is not considered to be any objection to the development on the grounds of provision of on site parking. It is noted that there are concerns over the impact of increased competition for on street parking, however no public spaces would be lost as a result of the development, and given the scale of the proposed dwellings and the well served location it is not considered appropriate to refuse the application on these grounds.

- 5.6.5 The Highway Services Engineer has confirmed that although the existing access has limited visibility splays are "limited", the change of use from offices to residential and associated reduction in on site car parking are such that it is not considered that the proposal would result in an intensification of the use of the access, and therefore does not raise objection to the proposal in this regard, or request improvements to the existing access.
- 5.6.6 The Engineer has requested that conditions be attached to the permission securing parking and cycle storage areas, and the submission and approval of details of surfacing materials. These are considered to be appropriate, reasonable and necessary in the circumstances of this case to prevent conditions hazardous to other users of the public highway, and to secure the appearance of the development.
- 5.6.7 For these reasons it is considered that the proposal is acceptable in regard to considerations of highway safety and parking subject to the conditions detailed above, and therefore no objection is raised in this regard.

5.7 Landscape

- 5.7.1 As set out above, the proposal site is located in close proximity to a tree protected by a Tree Preservation Order. The applicant has submitted an Arboricultural Survey and Planning Integration Report (Quaife Woodlands AR/2688/ap dated 9th February 2012) and landscaping scheme (detailed in pages 48 and 49 of the design and access statement) in support of the application.
- 5.7.2 The Council's Landscape Officer has confirmed that, whilst the landscaping proposed is limited as a function of the size and character of the site, the scheme provided is acceptable and would result in a considerable greening of the space which would improve views into the site from the public highway through the introduction of planting to soften vistas of the interior, and raises no objection to the proposal subject to a condition requiring the submission and approval of an arboricultural method statement which should include the

proposed works to the existing services, and the resurfacing works proposed, as well as full details of all works to trees proposed.

- 5.7.3 It is considered that in the circumstances of this case the requested condition is reasonable, appropriate and necessary, and that in addition, conditions should be imposed requiring the development to be undertaken in accordance with the Quaife report submitted in support of the application, as well as a standard landscape implementation condition. These conditions are considered to be necessary in order to secure the survival of the protected tree, and others in close proximity to the site and the character and appearance of the development.
- 5.7.4 It is noted that the site as is, is mainly laid to hard surface, and there is no landscaping in the rear of the site and limited landscaping to the site frontage with Bedford Place, and as such the proposed landscaping scheme will increase and improve the site in respect of greening the site and introducing areas of planting.
- 5.7.5 For these reasons it is considered that the proposal is acceptable in regard to considerations of landscaping subject to the conditions detailed above, and therefore no objection is raised in this regard.

5.8 Other matters

- 5.8.1 Concern has been raised in regard to the provision on site provision of storage of refuse and recyclables. The application contains details of the provision of such facilities, and no objection to the proposal has been raised by the Environmental Health Officer. As such it is considered that no objection is raised to the proposal in this regard. However, it is considered that the sensitivity of the site is such that in the circumstances of this case details of the bin enclosures should be required to be submitted and approved in writing by condition in order that the visual impact of the structures can be minimised through the use of appropriate design.
- 5.8.2 The scale of the proposed development falls short of the thresholds for contributions to local community infrastructure and affordable housing, and as such none are sought.
- 5.8.3 It is stated in the application documentation that the proposed new build dwellings in the rear of the site will achieve Level 3 of the Code for Sustainable Homes, which is considered to be acceptable. A condition should be imposed requiring the appropriate certification to be obtained prior to occupation of the units. Conversions of existing buildings are exempt from requiring compliance with the Code for Sustainable Homes.

5.8.4 The application includes the introduction of external lighting, however the extent of this is limited to shared areas, and in an edge of town centre location such as this is considered to be acceptable.

6. CONCLUSION

6.1 For the reasons set out above, it is considered that the principle of residential development in this location is acceptable, and that the design and scale of the proposal are such that the character of the listed buildings on and adjacent to the site would be preserved, as would that of the Rocky Hill Conservation Area and London Road Character Area. The proposal would not result in any harm to residential amenity and is acceptable in regard to highway issues and in all other ways, subject to the conditions detailed above.

6.2 It is therefore concluded that planning permission be granted subject to conditions.

7. RECOMMENDATION

PLANNING PERMISSION BE GRANTED, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces, including areas of hard surfacing, (which shall include, inter alia, yellow London Stock bricks, natural slate, block paving and resin bonded gravel) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

3. The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety in accordance with policies T13 of the Maidstone Borough-Wide Local Plan 2000 and T4 of the South East Plan 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

4. The approved details of the cycle storage areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude cycle access to them;

Reason: Development without adequate cycle parking/storage provision is likely to lead to reliance on unsustainable forms of transport such as private motor cars contrary to policies CC1 and CC6 of the South East Plan 2009, , the London Road Character Area Assessment 2008, and central government planning policy, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

5. The development shall not commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), covering both any repair work associated with the drainage runs and manholes and the resurfacing work extending from the access up to the rear elevation of the building together with details of any tree works that would be necessary to implement the proposal, which shall include details of all trees to be retained and the proposed measures of protection, undertaken in accordance with BS 5837 (2005) 'Trees in Relation to Construction-Recommendations' has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include full details of areas of

hard surfacing within the root protection areas of retained trees which should be of permeable, no-dig construction and full details of foundation design for the extension, where the AMS identifies that specialist foundations are required. The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed, nor fires lit, within any of the areas protected in accordance with this condition. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority;

Reason: To safeguard existing trees to be retained, ensure a satisfactory setting and external appearance to the development, Reason: To ensure a satisfactory appearance to the development and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies ENV6 of the Maidstone Borough Wide-Local Plan 2000 and CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1 and Part 2 to that Order shall be carried out without the permission of the Local Planning Authority;

Reason: To secure the amenity of future occupiers of the development and Reason: To ensure a satisfactory appearance to the development and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

7. 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 safeguard existing trees to be retained, ensure a satisfactory setting and external appearance to the development, and secure the character and appearance of the undesignated heritage asset and the London Road Character Area in accordance with policies ENV6 of the Maidstone Borough-Wide Local Plan 2000 and CC1, CC6, BE1 and BE6 of the South East Plan 2009, the Maidstone Borough Council London Road Character Area Assessment Supplementary Planning Document 2008, Kent Design Guide 2009, , and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

8. Prior to the commencement of the development details of the proposed means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority and these works shall be implemented in accordance with the approved details before the first occupation of the dwellings hereby permitted.

Reason: To ensure adequate drainage arrangements in accordance with policy NRM2 of the South East Plan 2009 and of the Maidstone Borough-Wide Local Plan 2000, , and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

9. The development hereby permitted shall be undertaken in strict accordance with the recommendations of the Incorporated Southern Products Ltd Asbestos Report dated 2nd August 2011 reference ISP/11336/ARM;

Reason: To safeguard human health and prevent pollution of the environment in accordance with central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

10. The development hereby permitted shall be undertaken in strict accordance with the recommendations of the Quaife Woodlands Arboricultural Survey and Planning Integration Report dated 9th February 2012 reference AR/2688/ap;

Reason: To safeguard existing trees to be retained, ensure a satisfactory setting and external appearance to the development, and secure the character and appearance of the undesignated heritage asset and the London Road Character Area in accordance with policies ENV6 of the Maidstone Borough-Wide Local Plan 2000 and CC1, CC6, BE1 and BE6 of the South East Plan 2009, the Maidstone Borough Council London Road Character Area Assessment Supplementary Planning Document 2008, Kent Design Guide 2009, and central government

planning policy and guidance as set out in the National Planning Policy Framework 2012.

11. The proposed new build dwellings shall achieve Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved;

Reason: to ensure a sustainable and energy efficient form of development in accordance with policy CC4 of the South East Plan 2009, Kent Design 2000, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

12. The development hereby permitted shall be carried out in accordance with the following approved plans:

drawing numbers 1011_A(GA)A-001 rev G, 1011_A(GA)A1-010 rev B, 1011_A(GA)A1-100 rev B, 1011_A(GA)A1-101 rev B, 1011_A(GA)A1-102 rev B, 1011_A(GA)A1-103 rev C, 1011_A(GA)A1-200 rev A, 1011_A(GA)A1-201 rev B, 1011_A(GA)A1-202 rev B, 1011_A(GA)A1-203 rev B, 1011_A(GA)A1-301 rev A, 1011_A(GA)A2-100 rev C, 1011_A(GA)A2-101 rev C, 1011_A(GA)A2-102 rev C, 1011_A(GA)A2-200 rev C, 1011_A(GA)A2-202 rev C, 1011_A(GA)A2-203 rev A, 1011_A(GA)A2-300 rev A, 1011_A(GA)A2-301 rev A, 1011_A(GA)X-001 rev B, 1011_A(GA)X-010 rev A, 1011_A(GA)X-100 rev A, 1011_A(GA)X-101 rev A, 1011_A(GA)X-102 rev A, 1011_A(GA)X-103 rev A, 1011_A(GA)X-200 rev A, 1011_A(GA)X-201 rev A, 1011_A(GA)X-202 rev A, 1011_A(GA)X-203 rev A, 1011_A(GA)X-300 rev A, 1011_A(GA)X-301 rev A and 1011_A(GA)X-DEM-001 rev X, supported by a design and access statement and conservation area assessment, all received 12th March 2012;

Reason: To ensure a satisfactory appearance to the development and that the historic appearance, character and significance of the building are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

13. The development shall not commence until full details of the following elements of the proposal have been submitted to and approved in writing by the Local Planning Authority in the form of large scale drawings;

- External joinery
- Proposed external staircase

- Brick arches over new openings
- Cycle storage areas
- Rainwater goods in aluminium or cast iron
- Solar photovoltaic cells

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

Reason: To ensure a satisfactory appearance to the development and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

14. The development shall not commence until, details of the proposed slab levels of the buildings and the existing site levels have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development having regard to the topography of the site and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

15. The development shall not commence until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the buildings or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and secure the historic appearance, character and significance of the historic assets and London Road Character Area are maintained in accordance with policies CC1, CC6, BE1 and BE6 of the South East Plan 2009, the London Road Character Area Assessment 2008, Kent Design Guide 2009, and central government planning policy and guidance as set out in the National Planning Policy Framework 2012.

Informatives set out below

In order to minimise dust and dirt being blown about and potentially causing a nuisance to occupiers of nearby premises the following precautions should be taken.

- Reasonable and practicable steps should be used during any demolition or removal of existing structure and fixtures, to dampen down the general site area, using a suitable water or liquid spray system.
- Where practicable, all loose material on the site should be covered during the demolition process.
- During the construction, reconstruction, refurbishment or modification of the building and where practicable the exterior should be sheeted, enclosing openings etc. as necessary.

Adequate and suitable measures should be carried out for the minimisation of asbestos fibres during demolition, so as to prevent airborne fibres from affecting workers carrying out the work, and nearby properties. Only contractors licensed by the Health and Safety Executive should be employed.

Any redundant materials removed from the site should be transported by a registered waste carrier and disposed of at an appropriate legal tipping site.

Attention is drawn to Sections 60 & 61 of the COPA 1974 and to the Associated British Standard COP BS 5228:2009 for noise control on construction sites. Statutory requirements are laid down for control of noise during works of construction and demolition and you are advised to contact the Environmental Health Manager regarding noise control requirements.

Clearance and burning of existing woodland or rubbish must be carried without nuisance from smoke etc to nearby residential properties. Advice on minimising any potential nuisance is available from the Environmental Health Manager.

Plant and machinery used for demolition and construction shall only be operated within the application site between 0800 hours and 1900 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Public and Bank Holidays.

The developer may be required to produce a Site Waste Management Plan in accordance with Clean Neighbourhoods and Environment Act 2005 Section 54. As per the relevant act and the Site Waste Management Regulations 2008, this should be available for inspection by the Local Authority at any time prior to and during the development.

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, contact Southern Water.

As an initial operation on site, adequate precautions shall be taken during the progress of the works to guard against the deposit of mud and similar substances on the public highway. Precautions shall include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances.

Please note that all areas of hard surfacing should be permeable.

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 the South East Plan 2009) and there are no overriding material considerations to indicate a refusal of planning consent.