

APPLICATION: MA/13/0055 Date: 10 January 2013 Received: 15 January 2013

APPLICANT: Mr Tom Hayes, Property Services

LOCATION: REGISTRAR OF BIRTHS DEATHS AND MARRIAGES, ARCHBISHOP PALACE, MILL STREET, MAIDSTONE, KENT, ME15 6YE

PARISH: Maidstone

PROPOSAL: An application for listed building consent for installation of wrought iron gates to central tower.

AGENDA DATE: 21st February 2013

CASE OFFICER: Louise Welsford

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

- The Council is the applicant.

1. POLICIES

Maidstone Borough-Wide Local Plan 2000: None specific.
South East Plan 2009: BE6
Government Policy: National Planning Policy Framework (2012).

2. HISTORY

2.1 There is extensive history for the site. None is specifically relevant to this proposal.

3. CONSULTATIONS

3.1 English Heritage: Does not wish to comment. Recommend that the application is determined in accordance with national and local policy and specialist conservation advice.

3.2 Conservation Officer: No objections.
"The projecting central entrance porch structure to the Archbishops' Palace has archways on each of its three exposed sides. One of these already has gates fitted, but those to the sides do not. There is a current problem of rough sleeping and associated anti-social behaviour under the porch, so it is proposed to erect matching gates to the two side arches. These will have no adverse impact on the significance of the Grade I Listed Building".

4. REPRESENTATIONS

4.1 None received to date.

5. CONSIDERATIONS

5.1 Site Description

5.1.1 This application relates to the Grade I Listed Archbishop's Palace, a key building of historical importance close to Maidstone town centre. It dates from the medieval period and is constructed mainly of ashlar, under a tiled roof. The site lies within All Saints Church Maidstone Conservation Area.

5.2 Proposal

5.2.1 Listed Building consent is sought for the installation of wrought iron gates to the sides of the central tower, which is a key feature of the front elevation of the building. The central tower currently has an archway with a wrought iron gate to the front elevation, but the archways to the sides of the tower are currently open. It is proposed to install gates of matching design to both sides, to provide greater security and address anti-social behaviour issues. The gates would be approximately 2m high.

5.3 Impact upon the Listed Building

5.3.1 The proposed gates would be of a sympathetic design to the Listed Building and would be in keeping with the existing gate to the front elevation of the tower. The existing gate is clearly a non-original addition to the tower and the proposed gates would follow this example. The openwork nature of the gates would allow the original form of the medieval tower, with its important archways, to be easily read. The use of wrought iron is an appropriate, traditional material. No important historic fabric would be lost.

5.3.2 I note that the Conservation Officer has no objection to the proposal.

5.3.3 The eradication of anti-social behaviour issues would also aid the viability of the building as a wedding venue, which would have a positive impact upon the Listed Building.

5.4 Other Matters

5.4.1 The proposal is of a type which would have no significant adverse effect upon archaeology. The gates would preserve the character and appearance of the Conservation Area, as they are of suitable scale, design and siting.

6. CONCLUSION

- 6.1 The proposal would preserve the character, appearance and historical integrity of the Listed Building and its setting. As this is a Listed Building Consent application made by the Council, it must be referred to the Secretary of State for determination.
- 6.2 It is concluded that the application should be reported to the Secretary of State, recommending that permission be granted, subject to conditions as listed below.

7. RECOMMENDATION

REFER THE APPLICATION TO THE SECRETARY OF STATE FOR DETERMINATION, RECOMMENDING THAT LISTED BUILDING CONSENT BE GRANTED 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 development hereby permitted shall be carried out in accordance with the following approved plans:
drawing no.s 1C/100 received on 14/01/13, , 1C/100 and 1B/100 received on 15/01/13 and a Design & Access Statement received on 11/01/13 .
Reason: To ensure the quality of the development is maintained and to preserve the historical integrity of the Grade I Listed Building in accordance with Policy BE6 of the South East Plan 2009 and the National Planning Policy Framework.
3. The development shall not commence until full details of the proposed gates, in the form of large scale drawings, (at a scale of 1:10), including details of the precise positioning and fixings of the gates, 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.
Reason: To preserve the setting, character and appearance of the Grade I Listed building, in accordance with Policy BE6 of the South East Plan 2009 and the National Planning Policy Framework.

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.