

APPLICATION: MA/13/0392 Date: 4 March 2013 Received: 11 March 2013

APPLICANT: Mr Mike Bennett, Kent County Council

LOCATION: MAIDSTONE ADULT EDUCATION CENTRE, MAIDSTONE MUSEUM, ST FAITHS STREET, MAIDSTONE, KENT, ME14 1LU

PARISH: Maidstone

PROPOSAL: An application for listed building consent for external and internal refurbishment and repairs

AGENDA DATE: 25th April 2013

CASE OFFICER: Louise Welsford

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

- The Council has an ownership interest in the application.

1. POLICIES

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

2. HISTORY

- 2.1 There is no history for the site which 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 **Six National Amenity Societies:** No response.
- 3.3 **Conservation Officer:** No objections. Recommends conditions regarding samples of materials, re-pointing, joinery, the cleaning system to be employed and that works should be carried out in accordance with the proposed specifications.

4. REPRESENTATIONS

- 4.1 None received to date.

5. CONSIDERATIONS

5.1 Site Description

- 5.1.1 This application relates to the Maidstone Museum complex, which is located within the Chillington House Conservation Area. The Grade II* Listed museum complex was primarily listed for its Elizabethan Chillington House core, with later Victorian additions being of interest for architectural and social history reasons.
- 5.1.2 The application relates to the Victorian additions, mainly the Adult Education Centre. This area is formed from the Victoria Library and the Technical Schools, which were added to the complex in the late 1800s. These additions are considered to be Listed by virtue of their situation, within the curtilage of the Listed museum buildings and their physical attachment thereto.

5.2 Proposal

- 5.2.1 Listed Building Consent is sought for external and internal repairs and refurbishment. The main part of the works comprises external repairs and cleaning. Repairs include brickwork and stonework repairs, re-pointing, guttering repairs/replacement, window repairs and redecoration and roofing and chimney repairs.
- 5.2.2 Internal works are of a minor scale and include a replacement dance floor, fire safety remedial works and internal damp repairs.

5.3 Impact upon the Listed Building

- 5.3.1 It is apparent from a site inspection that repairs/remedial works are required, and all of the elements within the proposal appear to be necessary and justified. Specification details given are also appropriate.
- 5.3.2 The proposal would, in my view, aid the longevity and survival of the Grade II* Listed buildings, without any significant loss of historic fabric or detrimental impact upon their special interest.
- 5.3.3 It is noted that neither the Conservation Officer nor English Heritage have raised objection to the proposal.

- 5.3.4 It is considered appropriate to attach conditions relating to sample panels of pointing, joinery details, material samples and regarding the cleaning process to ensure the historical integrity of the Listed Building is maintained.

5.4 Other Matters

- 5.4.1 Due to the limited scale and nature of the works and their appropriate specification, they are considered to preserve the character and appearance of the Conservation Area.

6. CONCLUSION

- 6.1 The proposal would preserve the character, appearance and historical integrity of the Listed Buildings and their settings. As this is a Listed Building Consent application made by a local authority, 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 001, 002, 003, 004, 005, 006, 007, 008 and 009 received on 05/03/13 and drawing no. 010 received on 11/03/13 .

Reason: To preserve the setting, character and appearance of the Grade II* Listed building, in accordance with the National Planning Policy Framework.

3. The development shall not commence until full details of new joinery (in relation to any entirely new elements), in the form of large scale drawings, (at a scale of 1:10), 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 II* Listed building, in accordance with the National Planning Policy Framework.

4. The development shall not commence until samples of the materials to be used in the construction of the external surfaces 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 preserve the setting, character and appearance of the Grade II* Listed building, in accordance with the National Planning Policy Framework.

5. The development shall not commence until a full specification of the cleaning system to be employed on the external elevations has 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 II* Listed building, in accordance with the National Planning Policy Framework.

6. No part of the development which relates to the cleaning of external elevations shall commence until sample areas of brick and ragstone to be cleaned in accordance with the approved cleaning specification have been made available for inspection on site and this has been approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details;

Reason: To preserve the setting, character and appearance of the Grade II* Listed building, in accordance with the National Planning Policy Framework.

7. No part of the development which relates to re-pointing of brickwork or ragstone shall commence until sample panels of re-pointing of brickwork and ragstone have been constructed and made available for inspection on site and this has been approved in writing by the Local Planning Authority. The development shall subsequently be constructed in accordance with the approved panels;

Reason: To preserve the setting, character and appearance of the Grade II* Listed building, in accordance with the National Planning Policy Framework.

8. The development hereby permitted shall be carried out in accordance with the specification prepared by Mouchel dated February 2013.

Reason: To preserve the setting, character and appearance of the Grade II* Listed building, in accordance with the National Planning Policy Framework.

The reasons for granting this consent are that proposed works are considered to preserve the building/setting of the building and its special architectural and historic features.