

REPORT SUMMARY

REFERENCE NO - 14/505200/LBC			
APPLICATION PROPOSAL Listed building consent for widening of existing gated opening including demolition of an existing section of wall.			
ADDRESS The Master's Tower, College Road, Maidstone, Kent ME15 6YF			
RECOMMENDATION – Approve			
SUMMARY OF REASONS FOR RECOMMENDATION There would be minimal loss of historical fabric involved in the proposed alterations and therefore the proposed development is considered acceptable in heritage terms.			
REASON FOR REFERRAL TO COMMITTEE The applicant is Maidstone Borough Council			
WARD High Street Ward	PARISH/TOWN COUNCIL	APPLICANT Mr Tom Hayes AGENT	
DECISION DUE DATE 20/01/15	PUBLICITY EXPIRY DATE 20/01/15	OFFICER SITE VISIT DATE 12/12/2014	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
14/506681/FULL	The proposal is to widen the existing gated opening to provide vehicular access.	Recommending Approval	
MA/01/1417 & MA/01/1418	'Old College' - An application for listed building consent and planning permission for the installation of a new metal vertical bar railing fence on the existing brick wall and gate across central stairs, at the rear of the property.	Approved	18.01.2002
MA/05/2438	An application for listed building consent for the removal of softwood gates and section of ragstone wall at The Masters House	Approved	13.04.2006
MA/07/2323	Construction of new railings and gates at The Masters House	Approved	11.02.2008

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site is located within the town centre as outlined on the Maidstone Borough Wide Local Plan Proposals Map, adopted December 2002. The Masters Tower is Grade II listed, and is located within the All Saints Church Conservation Area, and the College of All Saints is a Scheduled Ancient Monument. The immediate area of the site has a collection of historical buildings including the Archbishops Palace.
- 1.02 A public car park is located between the site and College Road, and there is a further private car park located between the boundary of the site and the nearby The Masters House.

- 1.03 The Master's Tower is a two storey building made from Kentish ragstone, with a pyramidal tiled roof, which was originally used as the main entrance gateway to the College from the river.
- 1.04 The application refers an alteration to existing gated opening on the east elevation of the building which is currently used by The Sea Cadets to gain access to the River Medway. The existing gate is visible from the east and west elevations of the site, and from the public car park off College Road.

2.0 PROPOSAL

- 2.01 The applicant is seeking to gain listed building consent for alterations to an existing gated opening adjacent to The Master's Towers.
- 2.02 This will include demolition of a small section of Kentish ragstone wall to accommodate the proposal for the widening the existing gate. A 1m section of the wall will be removed to accommodate the widened gate. This will leave a 1.1m gap along the existing wall before the edge of The Master's Towers.
- 2.03 The gates will be in the same style as the existing gate, made from iron, in black with a decorative design. They will cover a width of 3.1m rather than 2.1m as existing.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: N/A

4.0 LOCAL REPRESENTATIONS

- 4.01 The site notice was displayed on a lamp post along College Road, next to the car park adjacent to the site. No comments have been made by members of the public.

5.0 CONSULTATIONS

- 5.01 English Heritage, 30.12.14

"We do not have specific comments to make regarding the Listed Building Consent in relation to the widening of the gateway, however we note that the ground underneath the gate and wall are part of the scheduled monument known as The College of All Saints (National Heritage List no 1011029). It is not clear from the plans submitted with the application whether any groundwork's will be required, for example for insertion of a new gatepost or wall foundation, but if groundwork's are required, then the applicant will also need to obtain Scheduled Monument Consent (SMC) for this modification."

- 5.02 Conservation, 23.12.14

"This access has been altered a number of times since the 1950s and the section of wall now proposed for removal seems largely to consist of modern work which blocked a pedestrian gate which existed in 1955. There would therefore appear to be minimal loss of any historic fabric involved in these proposed alterations."

RAISES NO OBJECTION to this application on heritage grounds subject to a condition requiring the submission of large scale drawings to show the design of the proposed gates and details of their fixing to the wall."

6.0 APPRAISAL

6.01 Impact on Heritage Asset

As this is a Listed Building Application, only the impact on the character of the listed building can be assessed and not other planning issues.

The proposal would result in a 1m section of the existing wall being demolished, and replaced with a widened gate. This point of access has been altered a number of times since the 1950's and this section of wall largely consists of modern work which blocked a pedestrian gate which existed in 1955. Therefore the loss of this section of wall would result in a minimal loss of historic fabric.

A 1m gap between the widened gate and The Masters Tower will remain, and the proposed gate is proposed to match the existing gate, I would not consider that the proposals cause significant harm to the heritage of The Master's Towers, other nearby listed buildings or to the character of the conservation area.

The proposals do not show detailed designs of the gates or their fixtures to the walls, this will be addressed via a condition. No groundwork's appear to be required as the gate appears to be fixed to the wall, therefore Scheduled Monument Consent would not be necessary, however this information has been included as an informative.

English Heritage and MBC's Conservation Officer made no objections to this proposal, there would be no significant harm caused to either the listed building or character of the conservation area, therefore I am recommending approval subject to conditions.

7.0 RECOMMENDATION – Approve subject to the following conditions

CONDITIONS to include

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. Prior to the commencement of the development, submission of large scale drawings showing the design of the proposed gates and their fixing to the wall must be 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 ensure the appearance and the character of the listed building and conservation area is maintained.

Planning Committee Report

INFORMATIVES

(1) The ground underneath the gate and wall are part of the scheduled monument known as The College of All Saints. If any groundwork's are required (e.g. the insertion of a new gatepost or wall foundation) then Scheduled Monument Consent will need to be obtained before works begin.

Case Officer: Corinna Griffiths

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.