

REPORT SUMMARY

REFERENCE NO - 20/505996/FULL		
APPLICATION PROPOSAL Replacement of existing rooflight and windows to bathroom and kitchen, including external works to cottage and outbuilding.		
ADDRESS 1 Keepers Cottage Mote Park Maidstone Kent ME15 8DP		
RECOMMENDATION – APPROVE SUBJECT TO CONDITIONS set out in Section 8.0		
SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL The proposal is considered to comply with development plan policy and the aims of the NPPF and would preserve the special interest and significance of the listed building.		
REASON FOR REFERRAL TO COMMITTEE The Council is the applicant.		
WARD Shepway North	PARISH/TOWN COUNCIL	APPLICANT Bex Astin AGENT Baily Garner LLP
DECISION DUE DATE 23/03/21 (EOT 2/4/21)	PUBLICITY EXPIRY DATE 04/03/21	OFFICER SITE VISIT DATE
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): 20/505997/LBC : Listed Building Consent for replacement of existing rooflight and windows to bathroom and kitchen, including internal and external works to cottage and outbuilding. – Pending consideration and a separate item on this Agenda.		

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 This application relates to a grade II listed dwelling, which is part of a 15th century timber-framed building. The building comprises has two projecting wings with jettied first floors under a tiled roof. There is an existing historic outbuilding within the curtilage.
- 1.02 The site lies within the urban area and is situated within the historic park, Mote Park, which is a grade II registered Historic Park and Garden.

2.0 PROPOSAL

- 2.01 Planning Permission is sought for external works to the cottage and outbuilding, including the replacement of an existing rooflight and windows.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Local Plan 2017: DM4, SP18, DM1, DM9
Supplementary Planning Documents: Residential Extensions

4.0 LOCAL REPRESENTATIONS : None received.

5.0 CONSULTATIONS

5.01 Conservation Officer: supports the application. No objections.

5.02 Historic England: Do not wish to comment.

5.03 Gardens Trust: Do not wish to comment.

5.04 Kent Wildlife Trust: no response.

6.0 APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Principle of development
- Impact upon Listed Building
- Residential amenity
- Other matters

Principle of Development

6.02 The key issue arising from this application is the impact upon the historic and architectural integrity of the Grade II listed building, its significance and its features of special interest. The local planning authority has a statutory duty to have special regard to the desirability of preserving listed buildings and their settings under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy DM4 of the local plan requires that the significance of designated heritage assets and their settings are conserved, and, where possible, enhanced and policy SP 18 similarly seeks to protect and enhance the quality of heritage assets. Policy DM 4 requires that the relevant tests in the National Planning Policy Framework are applied 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.

6.03 Policy SP18 of the local plan requires that, inter-alia, the characteristics of heritage assets are protected and design is sensitive to heritage assets and their settings. Policy DM4 of the local plan requires applicants to ensure that new development affecting heritage assets conserves, and where possible enhances, the significance of the heritage asset. It points out in paragraph 6.30 that small scale changes over time can erode the special character of places such as listed buildings.

6.04 It requires a proportionate Heritage Assessment which takes account of the significance of the asset and the impact on the identified significance. Paragraph 6.33 also advises that regard will be given to paragraphs 131 to 135 of the NPPF.

6.05 Since the adoption of the local plan, a revised NPPF has come into force, with the relevant section being chapter 16.

- 6.06 Paragraph 184 of the NPPF states that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
- 6.07 Paragraph 193 of the NPPF states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation...”. It states that this is irrespective of the degree of harm amounting from any proposal.

Impact upon the listed building

- 6.08 The proposed development is of a minor scale and would not result in the loss of any important historic fabric. Indeed, it is clear that the building requires repair and some degree of renovation in order to maintain its longevity and the proposals would be sympathetic to the character of the building in terms of design and appearance. No important fabric would appear to be lost. A joinery condition which can be attached to the concurrent listed building consent, would ensure that the profile of fenestration is sympathetic to the listed building and that the rooflight is flush fitting.
- 6.09 I note that the conservation officer supports the proposal and raises no objection. It is concluded that the development would preserve the character, appearance and special interest of the listed building, in accordance with development plan policy at the aims of the NPPF.

Other Matters

- 6.10 The development is of a minor nature and due to its scale, nature and appearance, the proposed development would preserve the significance and character of the historic park and garden.
- 6.11 The nature and scale of the proposal are such that it does not raise any significant residential amenity or ecological issues.

7.0 CONCLUSION

- 7.01 The proposed development would preserve the character, appearance and special interest the listed building and would comply with development plan policy and the aims of the NPPF. It would also preserve the character and appearance of the registered historic park and garden. Approval is recommended.

8.0 RECOMMENDATION – GRANT 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 hereby permitted shall be carried out in accordance with the following approved plans:

Planning Committee Report
25th March 2021

Drawing numbers 001 Rev P.0 01 and 002 Rev P.0 01 received on 16/12/20 and 003 Rev P.0 01, 004 Rev P.0 01, 005 Rev P.0 01, 006 Rev P.0 01 and 007 Rev P.0 01 received on 26/01/21.

Reason: To clarify which plans have been approved and to ensure the quality of the development is maintained.

Case Officer: Louise Welsford

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.