

## REPORT SUMMARY

<b>REFERENCE NO - 21/501467/FULL</b>			
<b>APPLICATION PROPOSAL</b> Internal alterations to create 2 no. additional units at first and second floor of The Trinity Foyer.			
<b>ADDRESS</b> The Trinity Foyer 20 Church Street Maidstone Kent ME14 1LY			
<b>RECOMMENDATION - GRANT</b> subject to the planning conditions set out in Section 8.0 of the report			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b> The proposal is considered to comply with Development Plan Policy and the aims of the NPPF.			
<b>REASON FOR REFERRAL TO COMMITTEE</b> The Council is the applicant.			
<b>WARD</b> High Street	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Mr Andrew Connors <b>AGENT</b> Baily Garner LLP	
<b>DECISION DUE DATE</b> 21/05/21 (EOT agreed until 7/6/21)	<b>PUBLICITY EXPIRY DATE</b> 06/05/21	<b>OFFICER SITE VISIT DATE</b> 14/4/21	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): the most relevant is:</b>			
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
96/1580 & 96/1630	Conversion of mixed use as training centre, café, creche, gym & 21 residential units	approved	
Various applications for Planning permission and listed building consent for ancillary works			

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 The application relates to a grade II listed former Church which dates from the 19<sup>th</sup> century. The building lies in Holy Trinity conservation area in Maidstone Town centre. It is understood from the submitted statement, that the building is currently vacant, but has been most recently used for a mixed use including 21 residential units, training centre, café, creche and gym.

### 2.0 PROPOSAL

- 2.01 Planning permission is sought for the creation of two additional residential units one would be on the first floor (a two bedroomed unit (currently flat No.8) would become a 1-bedroomed unit and a studio (flat Nos. 8 and 10)) and one on the second floor (a two bedroomed unit (currently flat No.16) would become a 1-bedroomed unit and a studio (flat Nos. 17 & 19)), so to increase the number from 21 to 23 units. Disabled alterations will be made to flat 18. No external works are proposed and the units would be created from the sub-division/reconfiguration of existing units. On the second floor, the proposed studio flat, No. 17, would have a minimum floor space of 32.85 sq.m, the 1 bed flat, No.19, would have a floor space of 52sq.m. On the first

floor, the proposed studio flat would have a minimum floorspace of 32.85 sq.m and flat 10 would have a minimum floorspace of 52 sq.m.

### **3.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)  
Development Plan: Maidstone Local Plan 2017: DM1, DM4, DM23, SP1, SP4, SP18  
Technical Housing Standards, nationally described Space Standards, March 2015

### **4.0 LOCAL REPRESENTATIONS**

None received.

### **5.0 CONSULTATIONS**

5.01 Historic England: do not consider they need to be consulted.

### **6.0 APPRAISAL**

6.01 The key issues for consideration relate to:

- Principle of development
- Impact upon the heritage asset
- Other matters

#### **Principle of Development**

6.02 The site lies in a town centre location. Policy SP4 of the local plan relates to the town centre and does allow for some residential development. The site is in a sustainable location where there would be easy access to other modes of transport than the private car and in this location the principle of additional residential units is therefore considered acceptable.

#### **Impact upon the heritage assets**

6.03 The subject building is a designated heritage asset, being a grade II listed building. It is also located within Holy Trinity conservation area. The only physical changes proposed are partitions to create the additional two units. These changes affect only fabric that was inserted at the time at which the building was converted to form the existing residential units and as such, it is not considered that those works require listed building consent. The works would not affect the special interest of the listed building and are extremely minor in scale in any case.

6.04 It is not considered that there would be any harm to the heritage asset, because the intensified use of the building would not harm historic fabric, nor would it adversely affect the character or appearance of the building, since no external changes are proposed. The NPPF seeks to secure the viable uses for heritage assets and this proposal, which seeks to put additional residential units for use into the building is

therefore considered in line with both development plan policy and the NPPF with regards to its impact upon the heritage assets.

- 6.05 No parking is proposed as part of the works so there would therefore also be no harm to the setting of the listed building arising.

### **Other Issues**

- 6.06 The nature of the proposal and the scale of the development are such that there are no significant residential amenity issues. The two smallest studio flats have a floorspace of just under 33sq.m. The current standard is 37sqm, where a shower room is provided. This level of floorspace is considered acceptable as there are existing bedsits in the building with smaller floorspace and the listed nature of the building requires subdivision to be based around existing walls and window positions. Therefore, the small drop below standard is therefore not considered to be significant in relation to this building, it provides for the best use of space based on the limits of the building. There are no significant parking issues, as the site lies in a sustainable, town centre location with easy access to other modes of transport than the car. The nature of the proposal is such that there are no significant ecological or landscape issues. No external changes are proposed and there would therefore be no significant impact upon the character or appearance of the street scene.
- 6.07 The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

## **7.0 CONCLUSION**

- 7.01 The proposed development accords with development plan policy and the aims of the NPPF. It would provide additional housing within a sustainable location and would not result in any significant harm character, appearance, significance or setting of the listed building or the character or appearance of the conservation area. 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:

drawing numbers 011T 0.1, 005 P.0 01, 006 P.0 01, 007 P.0 01 and 008 P.0 01 received on 17/03/21;

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

Informatives:

- 1) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.

Case Officer: Louise Welsford