

MC/14/1635

Date Received: 11 June, 2014

Location: 150-154 High Street Rochester Kent

Proposal: Partial removal and remodelling of features within curtilage of a listed building and the construction of a two storey, two bedroomed news house with courtyard garden and associated parking

Applicant: Long Acre Securities Ltd

Agent: Mr K Smith Prime Building Consultants Ltd Prime House 1a Queen Anne Road Maidstone Kent ME14 1HU

Ward Rochester West

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 8 October, 2014.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Number(s) 014.1565.001 Rev P2; 002 Rev P1; 003 Rev P1; and 004 Rev P1 received on 11 June 2014, Plus Drawing Number(s): 014.1565.005 Rev P3; 006 Rev P3; 007 Rev P3; and 008 Rev P3 received on 7 August 2014.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until the developer has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved in writing by the Authority.

Reason: To safeguard the archaeological interest in the site in accordance with Policy BNE21 of the Medway Local Plan 2003.

- 4 Notwithstanding the submitted plans no development shall take place until a sample of Kent Peg tiles, Ridge tiles and Hip tiles have been provided on site for the written approval of the Local Planning Authority. The samples of tiles shall take the form of a sample panel that is no less than 0.5m² and the developer shall notify the Local Planning Authority when the sample panel is available to view on site. No development shall take place until the samples of Kent Peg tiles, Ridge tiles and Hip tiles have been approved in writing by the Local Planning Authority. The works shall then only be carried out in accordance with the approved details and the sample panel shall be retained on site for the duration of the construction period. The Kent Peg tiles, Ridge tiles and Hip tiles approved pursuant to this condition shall thereafter be maintained.

Reason: To ensure that the development does not harm the character, appearance or setting of the adjoining listed buildings, the conservation area within which it is located or the visual amenity of the locality and surrounding streetscene in general, in accordance with Policies BNE1, BNE12, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

- 5 No development shall commence until a sample panel of the proposed red stock bricks, measuring no less than 1m², has been provided on site and approved in writing by the Local Planning Authority. The sample panel shall demonstrate the full details of the materials to be used, the brick bond, pointing style and mortar mix to be used and the sample panels shall be retained on site until the work has been completed. The works shall only be carried out in accordance with the approved details and thereafter maintained.

Reason: To ensure that the development does not harm the character, appearance or setting of the adjoining listed buildings, the conservation area within which it is located or the visual amenity of the locality and surrounding streetscene in general, in accordance with Policies BNE1, BNE12, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

- 6 Notwithstanding the submitted plans, prior to the commencement of the development four sample panels of the proposed weatherboard, each being a different colour / stain, shall be provided on site for the written approval of the Local Planning Authority. Each weatherboard sample panel shall be no less than 1M² and the developer shall notify the Local Planning Authority when they are available to view on site. No development shall commence until one of the sample panels, provided pursuant to this condition, has been approved in writing by the Local Planning Authority. Thereafter the works shall only be carried out in accordance with the approved sample, which shall be retained on site for the duration of the construction works on site. The approved weatherboarding, including the approved colour / stain, as installed on the building shall thereafter be maintained.

Reason: To ensure that the development does not harm the character, appearance or setting of the adjoining listed buildings, the conservation area within which it is located or the visual amenity of the locality and surrounding streetscene in general, in accordance with Policies BNE1, BNE12, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

7 Notwithstanding the submitted plan and details, prior to the commencement of the development hereby approved, full written details and plans of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Elevation indicating the design of wrought / cast iron gates at a scale of not less than 1:20, with details of finial at a scale of not less than 1:5 and paint colour to gates;
- Details of timber boarded gates at a scale of not less than 1:10 in plan, section and both elevations that including full details of proposed ironmongery and finish to gates;
- Details of windows at a scale of not less than 1:5 in plan, section and elevations that including full details of the proposed double-glazing, colour and details of proposed material / method for obscuring the glass;
- Elevation of proposed new doors to kitchen at a scale of not less than 1:20, with details in plan and section from showing construction at a scale of not less than 1:5 and including full details of the proposed ironmongery;
- Details of the plinth at junction with brick base, showing termination of boarding at a scale not less than 1:5;
- Details of proposed weatherboard junction at all external corners of the building at a scale not less than 1:5;
- Elevation of eaves to North-West facing elevation, at a scale of not less than 1:20, showing relationship with window heads and details of how rainwater goods will be fixed and discharge water from this elevation;
- Details in elevation and section of eaves, at a scale of not less than 1:5, indicating details of rafter feet showing relationship to window heads;
- Details of timber canopy above front door, at a scale of not less than 1:20, showing elevation, sections, proposed colour and lead dressing at canopy overhang and at junction with timber boarding;
- detail of proposed front door, at a scale of not less than 1:10, in elevation and section indicating details of proposed ironmongery;
- Details of elliptical plaque, at a scale of not less than 1:5, showing inscription, text and chosen colour;
- Details of verge, detail of lean to roof over bin store to rear, at a scale of not less than 1:5;
- Details of proposed rainwater goods and fixings, including elevations at a scale of no less than 1:20, indicating positions of rainwater goods showing discharge details and position of gullies.

Prior to the first occupation of this residential unit, the development shall be carried out in full accordance with the details approved pursuant to this condition. Thereafter the development shall be maintained in accordance with the approved details.

Reason: To ensure that the development does not harm the character, appearance or setting of the adjoining listed buildings, the conservation area within which it is located or the visual amenity of the locality and surrounding streetscene in general, in accordance with Policies BNE1, BNE12, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Classes A, B, C and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity, as well as the amenities of the future occupiers of the development due to the tight confines of the development site, in accordance with Policies BNE1, BNE2 and BNE14 of the Medway Local Plan 2003.

- 9 No development shall commencement until a full schedule of works regarding the implementation of this development and the refurbishment of the adjoining Grade I Listed Building, permitted under MC/13/1630 and MC/13/1631, has been submitted to and approved in writing by the Local Planning Authority. The detail submitted pursuant to this condition shall include timescales for the implementation of the works. Thereafter the development shall only be undertaken in accordance with the approved timescales and schedule of works.

Reason: To ensure that the development is implemented in accordance with the applicant intentions to renovate the Grade I Listed property adjoining the site and to ensure that no harm the character, appearance or setting of the adjoining listed buildings, the conservation area within which the site is located or the visual amenity of the locality / surrounding streetscene in general occurs, in accordance with Policies BNE1, BNE12, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks full planning permission for the partial removal and remodeling of features within curtilage of a listed building and the construction of a two storey, two bed-roomed mews house with courtyard garden and associated parking.

Proposed alterations to the ground floor of the listed structure include the demolition of the late 20th Century brick built garage to the rear of the property and late 19th century Store and WC extensions which are currently underutilised, redundant and of little architectural merit.

The proposal seeks to bring the site back into use by demolishing some of the underutilised and redundant later additions to the listed building and constructing a two storey bedroom, two storey mews house.

It is proposed that a part of the remaining open space will be directly associated with the new dwelling, providing a gated space which doubles as amenity space and car parking. The remaining external space will be associated with the listed building, providing improved amenity.

In terms of the dimensions of the proposed 2 storey dwelling, will have a Gross Internal Floor Area (GIFA) of approximately 108 square metres (sqm). The dwelling will also have a width of approximately 6 metres with a depth of 9.5 metres. The eaves to the front of the proposed dwelling has been designed to slope and as such the height to the eaves at its highest point will be some 5.6 metres, whilst the height to the ridge of the hipped roof being some 7.9 metres.

The design of the proposed dwelling has been redesigned as a result of concerns raised by the Council and comments made by English Heritage.

Relevant Planning History

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| MC/14/1699 | Listed Building consent for partial removal and remodelling of features within curtilage of a listed building and the construction of a two storey, two bedroomed mews house with courtyard garden and associated parking
Decision Also on this agenda |
| MC/13/1631 | Listed Building Consent for conversion of first, second and third floors into a self-contained three bedroomed residential unit and associated alterations to the ground floor to accommodate the conversion including demolition of ground floor rear extension and construction of single storey rear extension
Decision Approval With Conditions
Decided 22/10/2013 |

MC/13/1630	Conversion of first, second and third floors into a self-contained three bedroomed residential unit and associated alterations to the ground floor to accommodate the conversion including demolition of ground floor rear extension and construction of single storey rear extension Decision Approval With Conditions Decided 22/10/2013
MC/07/1995	Listed building application for installation of an externally illuminated fascia and projecting sign Decision Approval with Conditions Decided 20/12/2007
MC/07/1507	Listed building application for installation of an externally illuminated fascia and projecting sign Decision Refusal Decided 04/10/2007
MC/07/0652	Listed Building Consent for installation of one externally illuminated fascia and projecting sign to front and one non-illuminated fascia sign to side Decision Refusal Decided 24/05/2007

Representations

The application has been advertised on site and in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties. Additionally English Heritage have been consulted.

English Heritage have commented on this application and stated that whilst they support the principle of the proposal the proposed dwelling needs to be redesigned as suggested by the Council's Conservation Officer. English Heritage have indicated that if the development was redesigned in accordance with the Council' specialist advise then there is no need to reconsult with them.

The City of Rochester Society object to this development on the following summarised grounds:

- The proposal is considered to be a cramped development and inappropriate use of the site.
- The development would be prejudicial to the amenities of the area to the detriment of adjoining neighbours.

No other letters of representation have been received.

Since receiving amended plans, the Local Planning Authority has reconsulted with

neighbours and no further letters of representation have been received.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

Planning Appraisal

Historic Background

The proposed development falls within the curtilage of a large, timber-framed, seventeenth-century town house along the southwest side of Rochester High Street (150-154). The houses are collectively Grade I listed and are one of Rochester's finest and most prominent Elizabethan range of historic buildings within the High Street set in the Historic Rochester Conservation Area. In the late medieval and early post medieval periods this was an important and rapidly developing suburb of Rochester.

Application Background

Under decision notice MC/13/1631 Listed Building Consent was granted for the conversion and extension of 152 High Street Rochester. Part of the works included the refurbishment of the Grade I Listed Building as a whole, however due to the magnitude of the works and the anticipated costs of these works the applicant has indicated that the only way to raise the required funds is to undertake works to repair the disused shop unit at 152 High Street so that it can be leased and then build a mews house in order to raise enough money to finish the refurbishment works of the Grade I Listed Building.

Principle

The application site is within the curtilage of a Grade I Listed Building. As such Policy BNE17 of the Medway Local Plan 2003 seeks to ensure that alteration to and changes of use of listed buildings are not: detrimental to the architectural or historic character of the building; un-sympathetic in design, scale, appearance and use; or result in the loss of original features and materials. Policy BNE18 looks to protect the setting of the listed building / structure. In addition to this the application site is located within the Historic Rochester Conservation Area where Policies BNE12, BNE13 and BNE14 of the Medway Local Plan 2003 are relevant. These policies seek: to preserve or enhance the character and appearance of conservation areas; avoid demolition of a building which makes a positive contribution to the character and appearance of the conservation area, except in certain specified circumstances; and to ensure that all development achieves a high quality of design, appropriate to preserving or enhancing the area's historic or architectural character or appearance.

Also of relevance to this application is Policy H4 of the Medway Local Plan 2003. Policy H4 states that: Within the urban area, as defined on the proposals map,

residential development will be permitted consisting of: (i) The reuse of vacant or derelict land or change of use; or (ii) the redevelopment of existing residential areas and infilling in such areas (providing that a clear improvement in the local environment will result); or (iii) Mixed commercial and residential uses in proximity to town centres; or (iv) the use of upper floors above commercial premises.

In this case, it is considered that Policy H4(iii) applies as this proposal will result in infilling in an existing area of mixed commercial and residential uses that are located in close proximity to a town centre. Matters related to the impact of the development on the character, appearance and setting of adjoining listed buildings and conservation areas are discussed further below. However, the principle of the development when assessed against policy H4(iii) of the adopted Local Plan is considered to be acceptable.

Design

The partial removal / remodeling of features within the curtilage of the Listed Building consists of the demolition of the late 20th Century brick built garage, the demolition of the late 19th century store and W.C. and the partial removal of the boundary wall that faces Eastgate Terrace. These features are not considered to be of any significant architectural merit and do not contribute to the character, appearance or setting of the Grade I Listed Building or the Conservation Area within which they are located. This being the case, this aspect of the development is considered to be acceptable when considered against policy BNE 12, BNE13, BNE14, BNE17 and BNE18 of the adopted Local Plan.

In terms of the proposed dwelling, this has being designed using the existing Grade I Listed Building as inspiration. There are three prominent elevations which can be seen from various angles within the street scene, these are the North-West (which faces into Northgate Terrace), North-East (which faces into the private amenity space of the application site and can be seen from certain angles of Eastgate Terrace) and the South-West (which can be seen from certain angles on Eastgate Terrace) elevations. Due to a redesign of the proposed dwelling, the proposal is considered to be appropriate in relation to the character, appearance and functioning of the built and natural environment in which it is located and will result in a building that is satisfactory in terms of its use, scale, mass, proportion, details, materials, layout and siting. Additionally, the development is considered to be more balanced in its design and as revised respects the scale, appearance and location of buildings, spaces and the visual amenity of the surrounding area in general.

Bearing all of the above in mind the development by virtue of the proposed materials, together with the design and detailing will fit well with the historic developments of this area of the Historic Rochester Conservation Area and are considered to be acceptable when assessed against policies BNE1, BNE12, BNE13, BNE14, BNE17 and BNE18 of the Medway Local Plan 2003.

Amenity

In terms of impacts on amenity there are three elevations, which have windows; The North-West, North-East and South-West. All of these elevations have windows at

either ground or first floor levels. In terms of the windows to the front North-West facing elevation there are three windows in total. Two of these windows are proposed to be obscure glazed, as they serve a WC and en-suite (one on the ground floor and one on the first floor). In terms of the remaining window in this elevation, this is at first floor level and serves the main bedroom. This window looks out on to Eastgate Terrace and the rear of the development at Kings Mews in Crow Lane. However, due to the relationship of this window to Eastgate Terrace and Kings Mews it is considered that no degree of overlooking will occur from this window.

In terms of the windows on the North East facing elevation, this is where the majority of the windows for the property are. Three are proposed at ground floor level, serving the kitchen / dining area and the living room, and two are proposed at first floor level. These windows will overlook the private amenity space of the proposed dwelling as well as the newly created amenity area for the flats of 150 and 152 High Street. At ground floor level any issues of overlooking can be overcome by boundary treatments, however at first floor level there will be a degree of overlooking. However, in such dense urban areas, such as this part of Rochester High Street, such overlooking is not uncommon. In terms of visual privacy and private amenity space, the Medway Housing Design Standards Interim 2011 (MHDS) allow, in case of higher density development, a distance of less than 20 metres between facades of homes providing the building is not more than two storeys. Indeed in such dense urban locations it is recognised that there needs to be a certain degree of relaxation. Bearing this in mind, together with the fact that the property immediately located to the north-east (150-154 High Street) is currently in the same ownership it is considered that any overlooking occurring into the private amenity space of flats 150 and 152 High Street Rochester is acceptable in this instance.

The final window, located on the South West elevation serves a stairwell. This is a non-habitable room in planning terms and as such it is considered that no overlooking or loss of amenity will occur from this window.

Due to the siting of the development, its orientation on the plot and design no loss of privacy, daylight, or sunlight is considered to occur. Additionally, it is not considered that the proposed development will result in a loss of amenity by virtue of noise, vibration, light, heat, smell or airborne emissions and this being the case the proposal is considered to be acceptable in regards to its impact on the amenities of adjoining occupiers / businesses in this regard.

Turning to the proposed amenities of the future occupiers of the proposed dwelling. The development has been designed to provide a W.C, living room and kitchen / dining area at ground floor level, with 2 bedrooms (1 with en-suite) and a bathroom at first floor level. As stated above the proposed dwelling has a GIFA of approximately 108sqm. The adopted MHDS specify that a 2-storey 2 bed / 4 person dwelling should have an internal floor area of 83 sq.m. This proposed development more than adequately conforms to this requirement. In terms of the amenities for future occupiers the proposed dwelling surpasses minimum room size standards set out in the MHDS as can be seen from the table below:

Number of Bedrooms	MDHS Min Gross Internal Floor Area	Gross Internal Floor Area (Approx)	MDHS Living/Dining/Kitchen good practice minimum	Living/Dining/Kitchen floor space proposed	MDHS Bedroom good practice minimum floor space (12sqm per Double Bedroom, 8sqm for a single bedroom)	Bedroom Floor Space Proposed
2	83sqm	108sqm	27sqm	33.91sqm	24sqm	26.2sqm

The size of the garden of the proposed dwelling falls below the recommended MHDS standard however this is referred to above. In addition to the above justification it should be noted that there are several public park located within walk distance of the application site. A condition restricting permitted development rights with regards to extensions and out buildings is recommended in the interests of protecting the private amenity space of future occupiers of the development.

Bearing all of the above factors into consideration the proposal is considered to be acceptable when assessed against the provisions of policy BNE2 of the Medway Local Plan 2003.

Highways

The Council's adopted interim parking standards seeks 1.5 off street parking spaces for development of this nature and location. However, the standards also allow a less provision if the site is located close to town centres or good nodes of public transport provision. This site is located in the heart of Rochester Town Centre which is well provided for in terms of public transport provision, being located in close proximity to both a main line train station and bus stop provision. The site is also sustainable in terms of it provision to shops and other public service provisions. This being the case the provision of 1 off street parking space, as detailed on the submitted application is considered to be acceptable in this instance. It is therefore considered that the proposed development conforms to Policies T1 and T13 of the Medway Local Plan 2003.

Other matters

The site is located within an area of archaeological potential. The Canterbury Archaeological Trust was commissioned by the applicants to produce a detailed desktop archaeological appraisal of the adjoining property and the Councils specialist advisor on listed buildings and conservation areas has considered this. The Councils specialist advisor recommends that a condition be imposed in regard to an archaeological watching brief, thus ensuring any finds are recorded by an appropriately qualified person. Subject to the imposition of such a condition, this development is considered to accord with policy BNE21 of the Medway Local Plan 2003.

The applicants have indicated that this proposal is the catalyst to drive the repairs of the adjoining Grade I listed buildings at 150 – 154 High Street, Rochester. No 152, the central property in this ground already has Planning and Listed Building Consent to convert the first, second and third floors into a self-contained three bedroomed residential unit, together with associated alterations, etc, to the ground floor. These were approved in 2013, see history section above, subject to a number of conditions. Due to the complex and specialist repairs, which will attract a significant cost, the applicant has indicated that in order raise sufficient funds to undertake those works this planning consent is required.

Conclusions and Reasons for Approval

The proposed development is not considered to be detrimental to the character appearance or setting of the adjoining Listed Building or the Historic Rochester Conservation Area. The design of the development is considered to be acceptable and as redesigned will fit in well with streetscene and the surrounding area in general. The proposal is considered to be acceptable in terms of the amenities of the adjoining properties and future occupiers of the development itself. The development is also considered to be acceptable in terms of the Councils adopted Parking standards. Bearing in mind all of the above, it is considered that the proposed development conforms to the objectives of Policies BNE1, BNE2, BNE12, BNE13, BNE14, BNE17, BNE18, H4, T1 and T13 of the Medway Local Plan 2003 and is recommended for approval.

This application would normally fall to be determined under delegated authority, but is being reported to the Council's Planning Committee in this instance due the letter of representation from the Rochester Society, who represents a body a more than 3 people, where they raise objection to the development, contrary to the recommendation on the papers.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://planning.medway.gov.uk/donline/AcolNetCGI.gov>