

MC/14/1699

Date Received: 11 June, 2014

Location: 150-154 High Street Rochester Kent

Proposal: 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

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 and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 The work of demolition herein approved shall not take place before a contract for the construction of the development approved under planning reference MC/14/1635 has been made and entered into and such a contract is capable of being implemented.

Reason: In the interests of safeguarding the conservation area, the listing building(s) within / adjoining the site and the area of archaeological potential in accordance with Policies BNE13, BNE15, BNE18 and BNE21 of the Medway Local Plan 2003.

- 4 The bricks within the existing garage and outbuilding walls, that are to be removed, shall be carefully removed and stored on site. These existing bricks shall thereafter be used in the proposed dividing wall between the private amenity space of flats 150-152 and the private amenity space of the mews house. Where it is not possible to retain the bricks, prior to their replacement with any alternative material, a sample panel measuring no less than 1m² of the proposed replacement brick and boundary wall bricks shall be provided on site. The applicant shall notify the Local Planning Authority of the availability of the sample panel being viewable on site prior to any works of construction to the dividing wall taking place and no works to that dividing wall shall take place until the sample panel has received the written approval of the Local Planning Authority. The sample panel shall demonstrate the full details of the materials, 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.

- 5 No development shall take place until full written details and plans of the making good to areas where the demolished garage and outbuildings connect with the Grade I Listed Building at 150-154 High Street Rochester, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details and maintained thereafter.

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.

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 Listed Building consent for partial removal and remodelling of features within the curtilage of a listed building (150 - 154 High Street, Rochester).

Proposed alterations to the ground floor 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. Additionally this proposal seeks the partial removal of the boundary wall that adjoins Eastgate Terrace.

Relevant Planning History

- MC/14/1635 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 has been consulted.

- No letters of representation have been received with regards to this listed building consent application.

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's specialist advice then there is no need to reconsult with them.

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

Background

The application site is 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.

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.

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 policies BNE12, BNE13, BNE14, BNE17 and

BNE18 of the adopted Local Plan. Whilst the removal of features such as the garage and outbuilding is acceptable it is recommended that conditions be added to ensure the development takes pace following their removal, as well as conditions related to securing the reuse of bricks for the reconstruction of the wall, which will be created to divide the courtyard area. It is also recommended to add a condition (should planning permission be forthcoming) requiring details of the “making good” of areas where the demolished buildings are connected to the Grade I Listed Building. Subject to the imposition of such conditions the proposal is considered to be acceptable when assessed against the National Planning Policy Framework and policies BNE12, BNE13, BNE14, BNE17 and BNE18 of the adopted Local Plan.

Conclusions and Reasons for Approval

It is considered that, subject to the imposition of appropriate conditions, the proposed works that form this listed building consent submission will have no negative implications for the character or appearance of this Grade I Listed Building or the Historic Rochester Conservation Area where this building is located. The works proposed works are required to make way for a proposed mews house (MC/14/1635) and in the long term it is considered that both these works and the development proposed in MC/14/1635 will result in an enhancement of the character and appearance of this Grade I Listed Building as well as the Historic Rochester Conservation Area to which it is located within. Bearing in mind that this application conforms to the objectives of Policies BNE12, BNE13, BNE14, BNE17 and BNE18 and this listed building consent application is recommended for approval.

Usually this application would fall to be determined under delegated authority, however this application is closely link to planning application MC/14/1635 where that application is being reported to committee due to the level of representations received that are contrary to the recommendation on the committee papers. This being the case it is considered that this application be considered by the Planning application on the same agenda as the related Planning Application being reported.

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/dconline/AcolNetCGI.gov>