

MC/14/3567

Date Received: 28 November, 2014

Location: 16 New Road, Chatham, ME4 4QR

Proposal: Listed building application for conversion of existing office building into three self-contained residential units consisting of 2 one bedroom flats and 1 two-bedroom maisonette together with two storey rear extension and external alterations (demolition of existing rear extension and resubmission of MC/14/2662)

Applicant: Kelvedon Properties Ltd

Agent: Mr R Shreeve Robert Shreeve Associates Ltd Stable Office
Furnace Farm Furnace Lane Lamberhurst, Kent TN3 8LE

Ward Chatham Central

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 4 March 2015.

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:
RS14.33.BP01B, RS14.33.SP01A, RS14.33.EX01A, (Received 28 November 2014); RS14.33.PL06A (19 January 2015), RS14.33.PL05D (Received 21 January 2015)

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

- 3 All materials used externally including that of the proposed extension shall match those of the existing building.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 4 No development shall take place until details of the extension have been submitted to and approved in writing by the Local Planning Authority. This will include details at scale 1/5 of the eaves, windows and door openings, window and door joinery. No work shall be carried out until the approval of such details in received in writing from the Local Planning Authority and the work shall be carried out in strict accordance with those details.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1, BNE14 and BNE17 of the Medway Local Plan 2003.

- 5 Sound proofing to be carried out in accordance with the following method statement:

a) Separating floors. This would be carried out from above (i.e. existing ceilings will not be disturbed) by careful removal (no cutting) of existing floor boards (to be numbered and set aside for re-laying).

b) Separating walls. Where existing walls are to be upgraded to separating standard by removal and/or over-lining of existing linings as previously described, existing skirting boards, picture rails, architraves etc. where original or historic, are to be carefully removed & numbered for re-fixing after installation of Soundbloc plasterboard. Any replacement features as may be required should exactly match existing.

c) General. All new sound & fire resisting construction elements to be screw rather than nail fixed to existing structure to minimise dust & vibration.

Reason: to preserve historic features.

Reason: In the interests of the protection of the listed building in accordance with Policy BNE17 of the Local Plan

- 6 No development, in this case the removal of the railing, shall take place until details of and specification of the front railing, notwithstanding the note on the received plans, have been submitted to and approved in writing by the Local Planning Authority. The railing is to be replaced to match the historic pattern and the work shall be carried out in strict accordance with the details submitted.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1, BNE14 and BNE17 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 is for Listed Building Consent to allow for the conversion of existing office building at 16 New Road Chatham into three self-contained residential units consisting of 2 one-bedroom flats and 1 two-bedroom maisonette. In addition a two-storey rear extension and external alterations (demolition of existing rear extension) is proposed. The application is a resubmission of Planning Application MC/14/2662. A full description of the works can be described as:

Lower ground floor

The existing 4 panelled door in the proposed kitchen/dining area is to be carefully removed for re-use in the new bathroom.

3 no 4 panelled doors to the bedrooms are to be purpose made to match the existing panelled doors to the living room, bedroom and from the kitchen/dining room to the lobby.

The existing front window (of modern construction) is to be removed and a new purpose made sash window to match existing sash windows is to be supplied and fitted.

The existing rear window (of modern construction) is to be removed and replaced with a sash window to match the existing sash windows.

Upper ground floor

The existing glazed door & sidelights (of modern construction) are to be removed to the entrance lobby.

The existing staircase is to be retained.

3 no. 4 panelled doors to the living room, kitchen/dining and bathroom are to be purpose made to match the existing panelled doors.

The existing opening and sash window to the front and rear elevations are to be retained and overhauled.

Existing arches to either side of the chimney breast and between the common lobby and bathroom are to be retained.

A new 4 panelled door to the living room cupboard is to match the original.

The existing low level panelling in the kitchen/dining is to be retained.

The existing picture rails in the living room are to be retained.

First floor

The existing partitions of modern construction (to the proposed kitchen area) are to be removed

The existing staircase is to be retained.

The existing rear upvc door is to be removed and the opening (It is noted the opening is not original – it has an external concrete lintel over) bricked in.

The existing openings and sash window to the front and rear elevations are to be retained.

Existing arches to either side of the chimney breast are to be retained.

Second floor

The existing staircase is to be retained.

The existing partitions of modern construction (to the proposed bathroom and master bedroom areas) are to be removed.

3 no. new 4 panelled door to match the existing doors are to be purpose made and fitted to the new master bedroom opening from the landing area, the ensuite shower room and to bedroom 2.

The existing flush doors (of modern construction) are to be removed.

The existing flush door (of modern construction) to the bathroom is to be replaced with the panelled door from the existing w.c.

The 2 no. existing casement windows (not original) to the rear elevation are to be removed and replaced with purpose made sliding sash windows to match the existing.

The existing casement window and shutters (not original) are to be removed and replaced with sash windows to match the existing to the front elevation.

Relevant Planning History

MC/14/3516 Conversion of the existing office building into three self contained residential units consisting of 2 one bedroom flats and 1 two bedroom maisonette together with two storey rear extension and external alterations (demolition of existing rear extension) – resubmission of MC/14/2662

On this agenda

MC/14/2389 Conversion of existing building to 4x self contained flats 1x one bedroomed unit and 3x two bedroomed units; Construction of a replacement 3 storey rear extension together with external alterations - Demolition of rear extension

Decision Withdrawn by Applicant
Decided 20 November, 2014

MC/14/2662 Listed Building Application for the conversion of existing building to 4x self contained flats 1x one bedroomed unit and 3x two bedroomed units; Construction of a replacement 3 storey rear extension together with external alterations - Demolition of rear extension

Decision Withdrawn by Applicant
Decided 20 November, 2014

MC/05/1453	Demolition of single storey rear additions and construction of two storey rear extension to facilitate conversion from offices to eight self-contained flats and construction of a pair of 2-bedroomed semi-detached houses to rear Decision Approval with Conditions Decided 10/02/2009
82/139	Single storey rear extension Decision Approval with Conditions Decided 14/04/1982
82/13/L2	Alterations to provide four flats Decision Approval with Conditions Decided 01/04/1982

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.

Six representations have been received objecting to the proposals. Principally for the following reasons:

- Loss of small company's employment space
- Impacts on amenity and appearance of area and inconsistent with aims of the Conservation Area
- Georgian Houses should be single occupancy family homes.
- Loss of light and privacy to neighbouring properties as a result of the proposed extension;
- Noise impact from more residents
- Increase in parking pressure in the area and congestion on New Road; lack of parking provision for three units, exacerbated by permit requirements; size of parking area
- Extension would be upset the character of the listed building and the charm of the area; concern over render finish to extension and potential external waste pipe.
- Rubbish bins to the front of property are unsightly and unhygienic, could led to pest problem; concern over lack of proposal for waste collection
- Property size more suited to two maisonettes/ overcrowding
- Concern of quality of amenity for the residents of the flats and concerns over amenity standards as a result of constrained space
- Impact on amenities and services from more people i.e. refuse storage and disposal
- Need for soundproofing and air quality measures as a result of traffic generated outside, which may alter historic fabric
- Concern over metal gate replacement to the front

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

This application for listed building consent is associated with Planning Application MC/14/3416 for the conversion of the property at 16 New Road to 3 flats. There are both external and internal alterations proposed as part of the application to enable a suitable conversion.

Principle

The principle of flat conversion is considered acceptable [Please see Planning Application MC/14/3516]. Therefore this listed building application will need to be assessed on matters of design, particularly in terms of any impacts on the integrity of the listed building and the New Road Conservation Area as a result of the alterations.

Design

As part of the proposals there are a number of external alterations proposed. Key considerations in this instance are whether the proposals will impact on the integrity of the listed building on which they will be located. The property is located in the New Road Conservation Area and is a Grade II Listed Building, part of a row of Georgian Terraces.

There is an existing extension of approximately 5.4 metres height of flat roof construction. The proposed extension will be of similar height to the eaves but will include a pitched roof element (maximum ridge of 6.3 metres). The proposed extension sees an increase in the projection (circa 5.9 metres) from the main building. New double doors will be constructed with access to an outer courtyard area on the extensions rear elevation. The extension design was revised to ensure that the brickwork would match existing as opposed to white render, which would be considered unacceptable. The pitched roof will have blue/grey natural slates. A new planting bed is proposed and to be surrounded with black metal fence to the rear.

White traditional painted timber sash windows are to be installed to match the existing windows. 1no replacement window will be installed on the 3rd Floor, and 1no Window will be replaced on the ground floor to the front elevation. An existing casement window to the rear third floor elevation is to be replaced with a more traditional sash window. Additionally, the existing metal railing will be repositioned with a new gate to match the existing.

It is considered that the creation of new-pitched roof extension is acceptable, and allows for greater continuity between the host building and the proposed altered extension. The replacement windows are in keeping with the historic fabric, providing a more sympathetic timber sash window design that is more appropriate to the

existing windows. Generally, the approach to the external arrangements as sought will ensure any alterations respect the character of the property. They are therefore considered to sympathetic in design and are acceptable.

Regarding internal works, there were concerns over the impact of the installation of the soundproofing as a result of potential sound and fire proofing which may foul historic window heads and arches. However, this can be addressed by the recommended condition. Broadly, the proposals are acceptable, with historic arches and chimney walls and other features retained on each floor, the contrary of which was proposed in the previous application. The removal of more modern features, which it is considered, will not impact on the integrity of the listed building are welcome. The proposals are generally satisfactory.

It is considered that the proposals will preserve and enhance the character of the building and conservation area and accordingly, no objection is raised to Policy BNE1, BNE14, and BNE17 of the Local Plan

Conclusions and Reasons for Approval

The proposal represents a scheme, which maintains the original historic character of this listed structure, which is satisfactory. The development complies with the objectives of Policies BNE1, BNE14, BNE17 of the Medway Local Plan 2003 and therefore is recommended for approval.

The application would normally be determined under delegated powers but is being referred to Committee due to the extent of the representations received expressing a view contrary to the recommendation

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://publicaccess.medway.gov.uk/online-applications/>