

MC/20/1685

Date Received: 10 July 2020

Location: 10 Medway Road Gillingham
Medway ME7 1NH

Proposal: Listed building consent with some retrospective works for various internal alterations, the removal of raised planters to front, installation of railings on top of existing front boundary wall and access gate, other minor external alterations to the front garden and excavation of area to the rear and construction of a retaining wall

Applicant Agent Wealth Management by Invitation
Overbury
DHA planning
Mr John Collins
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Eclipse Park
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Maidstone
ME14 3EN

Ward: Gillingham North Ward

Case Officer: Madeline Mead

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 16th September 2020.

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 numbers DHA/13726/15 received on 10 July 2020, DHA/13726/101 rev A, DHA/13726/103 rev A and DHA/13726/104 rev A received on 24 August 2020.

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

- 3 Within one month from the date of this decision, a method statement for the careful removal of the existing finishes (multi-finish plaster, concrete and stud partitioning) and reinstatement of the lime haired plaster finish to the front LHS living room, the front RHS living room, dining room, hallway, utility room, landing, middle LHS bedroom, middle RHS bedroom and rear RHS bedroom, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 4 Within three months, from the date of this permission, the utility room wall as identified and highlighted on drawing number DHA/13726/103 rev A received on 24 August 2020, shall be reinstated with lime haired plaster, in line with details approved under condition 3 of this decision notice. Once reinstated with lime plaster shall be maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 5 Within three months, from the date of this permission, the dining room, front LHS bedroom and front RHS bedroom walls as identified and highlighted on drawing number DHA/13726/103 rev A received on 24 August 2020, shall have the multi finish plaster carefully removed and reinstated with lime haired plaster, in line with details approved under condition 3 of this decision notice. Once reinstated with lime plaster shall be maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 6 Within three months, from the date of this permission, the hallway wall outside of the dining room, as identified and highlighted on drawing number DHA/13726/103 rev A received on 24 August 2020, shall have the concrete finish carefully removed and reinstated with lime haired plaster, in line with details approved under condition 3 of this decision notice. Once reinstated with lime plaster shall be maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 7 Within three months, from the date of this permission, the first floor landing, middle LHS bedroom and the middle RHS bedroom walls as identified and highlighted on drawing number DHA/13726/103 rev A received on 24 August 2020, shall have the multi finish plaster carefully removed and reinstated with lime haired plaster, in line with details approved under condition 3 of this decision notice. Once reinstated with lime haired plaster shall be maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 8 Within six months, from the date of this permission, the rear RHS bedroom walls, as identified and highlighted on drawing number DHA/13726/103 rev A received on 24 August 2020, shall have the stud partitioning carefully removed and the walls reinstated with lime haired plaster, in line with details approved under condition 3 of this decision notice. Once reinstated with lime haired plaster shall be maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 9 Within one month of this decision, details of the stick/square spindles for the staircase, are to be submitted to and approved in writing by the Local Planning Authority. Within two months of the date of the approved details, the spindles shall be installed in accordance with the approved details and maintained thereafter.

Reason: To restore the buildings historic fabric and to comply with Policy BNE17 of the Medway Local Plan 2003.

- 10 Notwithstanding the submitted plans, prior to installation, details of the front boundary railings and access gate shall be submitted to and approved in writing by the Local Planning Authority. Details to be submitted are to include:
- Spacing
 - Height
 - Rail profiles
 - Backstays
 - Finials
 - Feature finials
 - Wall height and finish
 - Details of the coping stone
 - Details of the fixings into the walls and coping stones.

The railings and access gate shall be installed in accordance with the approved details and shall be maintained thereafter.

Reason: In the interests of the character and appearance of the listed building and with regard to Policy BNE17 of the Medway Local Plan 2003.

- 11 Prior to installation, details of the flagstones to the front entrance steps are to be submitted to and approved in writing by the Local Planning Authority. The approved flagstones shall be installed in accordance with the approved details and shall be maintained thereafter.

Reason: In the interests of the character and appearance of the listed building and with regard to Policy 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 seeks Listed Building Consent for some retrospective works for various internal alterations along with some works that are proposed to be undertaken to rectify some of the works that have been carried out that are unacceptable.

The application also proposes some external alterations.

The works to the building include:

Internally, as shown on the submitted plan (DHA/13726/103 rev A)

- Kitchen and seating area – walls to be ‘tanked’ (taken back to bare wall), cemented and sanded with plaster finish.
- Utility room – wall reinstated with lime plaster.
- Dining room – multi finish plaster to be carefully removed and reinstated with lime plaster.
- Front left hand side (LHS) bedroom - multi finish plaster to be carefully removed and reinstated with lime plaster.
- Hallway outside of the dining room – concrete finish to be carefully removed and reinstated with lime plaster
- Front right hand side (RHS) bedroom - multi finish plaster to be carefully removed and reinstated with lime plaster.
- First floor landing – multi finish plaster to be carefully removed and reinstated with lime plaster.
- Middle LHS bedroom - multi finish plaster to be carefully removed and reinstated with lime plaster.
- Middle RHS bedroom - multi finish plaster to be carefully removed and reinstated with lime plaster.

- Rear RHS bedroom – walls to have stud partition carefully removed and receive lime plaster finish.
- Staircase – spindles to be replaced/restored to stick/square spindles.
- Staircase to loft – existing staircase boarding to be replaced with new to match existing boarding.
- Basement – walls to receive stud partition with 150mm void behind
- Stud wall at first floor level removed. This detail shows as existing on the drawings, however, it has already been removed.

Externally

- Raised planters within front garden area to be removed and the area laid to lawn.
- Entrance steps, to the front, rendered and finished with Flagstones.
- Two courses of brickwork (not original to the building) to be removed from around the lightwells to the front.
- Excavation of land to the rear of the building and construction of a retaining wall of approx. 1.150m high. Area to be excavated would be approx. 1.1m in depth and approx. 3.1m in width.
- Removal of raised brick pillars to front boundary wall so that wall is all one level. New railings on top of the existing front boundary wall and are proposed to be approx. 1.1m in height.
- New gate to front, to match in height with new front railings.

Relevant Planning History

MC/19/2010	Change of use from a dwelling in single household occupation to a House in Multiple Occupation comprising of 9 bedrooms Decision: No Decision
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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.

Four letters of objection have been received with the following comments:

- The two front rooms on the ground floor plan being used as bedrooms would over intensify the use of the building as a single family dwelling.
- The use of the two front rooms as bedrooms would detract from the character and appearance of the front of the Grade II listed building due to curtains or blinds at the window.
- The use of the basement is not stated on the drawings and could lead to further intensification of the use.
- The railings design, rail heads and rail finials, are not in character or keeping with the original railings installed on the Listed Building or others within the row of Listed Buildings

- The C3 use class stated within the Heritage Statement does not identify the sub category.
- Overdevelopment of the building due to the number of bedrooms.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2019 and are considered to conform.

Planning Appraisal

Design and Heritage

Policy BNE17 Local Plan states that alterations, extensions, conversions or changes of use affecting a Listed Building will not be permitted if they are detrimental to the architectural or historic character of the building; or unsympathetic in design, scale, appearance and use; or do not retain original features and materials. Paragraph 189 and 194 of the NPPF explains that in determining applications, great weight should be given to the heritage assets conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Number 10 Medway Road is a Grade II listed residential dwelling and also within the Brompton Lines Conservation Area. The property in question was built circa early 19th century and forms part of a group of dwellings known as Medway Villas (4-20 Medway Road, even).

The alterations proposed to the walls of the building are considered acceptable as they would replace modern materials with materials that would have been original to this building. A condition is recommended for further details of the finishes to be submitted and timescales for these works to be carried out.

It is proposed for the staircase spindles to be replaced/restored to stick/square spindles, which is considered appropriate for a building of this date and status. No details have been submitted of the spindles and therefore it is considered appropriate to condition for details of the spindles to be submitted and approved.

There will be small changes to the landscaping at the front of the house, with existing raised planters would be removed and this area laid to lawn, the entrance steps covered with flagstones (to match neighbouring properties) and two courses of bricks removed from around the light wells to the front.

The slightly raised brick piers on the front boundary wall are to be removed to make the wall all one level. Capping stones are proposed on top of the wall along with railings of approx. 1.1m in height. An access gate is also proposed, which would match in height

with the railings. The installation of new railings and access gate are considered acceptable as this would have been an original feature of the building, however, the final details and finish of the railings and gate are recommended to be condition.

At the rear of the property the raised ground level abutting the rear of the building is proposed to be lowered (as damp is penetrating the building) and a retaining wall constructed.

The stud wall on the first floor landing has already been removed and no objection is raised in this respect.

With the above recommended conditions imposed, it is considered that the internal and external alterations are acceptable in terms of scale and design and would restore some of the buildings historic fabric and therefore comply with Policy BNE17 of the Local Plan and paragraphs 189 and 194 of the NPPF.

Conclusions and Reason for approval

The alterations are considered to be acceptable in terms of scale and design and would restore some of the buildings historic fabric and therefore is considered to comply with Policy BNE17 of the Local Plan and paragraphs 189 and 194 of the NPPF.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of the representations received expressing a view contrary to officer's 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 on Medway Council's website.