

MC/22/0711

Date Received: 18 March 2022
Location: 78 Mill Road Gillingham
Medway ME7 1JB
Proposal: Listed building application for the removal of existing breeze block side extension and replace with a brick extension and levelling out of the roof and addition of a skylight.
Applicant Agent: Mr Rodney Chambers
Oast Architecture Ltd
Mr Darren Spencer
184 Reculver Road
Beltinge
Herne Bay
CT6 6PY
Ward: Gillingham North Ward
Case Officer: Hannah Rusbridge
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 4th May 2022**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 works to the listed building hereby consented shall be carried out in accordance with the following approved plans:

Received 17 March 2022:

A103 Site & Location Plan

Received 8 June 2022:

A102 Rev A Proposed Plans and Floor Plans

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

- 3 No development shall take place until full details of:
- The rendered external wall finishes, both to the extension and the main house
 - Roof slates
 - Roof lights

- Rainwater goods
- Junctions between the existing building and the extension
- Internal joinery
- Construction of the kitchen floor
- Insertion of structural steel and any associated works required

have been submitted to and agreed in writing by the Local Planning Authority. The subsequently approved materials shall be used for the development and thereafter maintained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to the character and appearance of the Listed Building within which the development is located in accordance with Policies BNE1 and BNE17 of the Medway Local Plan 2003.

- 4 The rooflight to the side of the property shall be a conservation style rooflight and shall be retained thereafter.

Reason: To safeguard the character and appearance of listed building in accordance with Policies BNE1 and BNE17 of the Medway Local Plan 2003

Proposal

This proposal seeks planning permission to replace the existing concrete block side extension with a new side extension. The proposed extension will measure approx. 4.5m in length, approx. 1.2m in width, and approx. 3m at the maximum height, and approx. 2.4m to the eaves. The existing stepped roof will be levelled as one continuous roof line and an additional conservation roof light will be added.

Relevant Planning History

MC/22/0700	Construction of a single-storey extension to side - demolition of existing Decision: Pending
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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.

No letters of representation have been received.

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 2021 and are considered to conform.

Planning Appraisal

Design and Heritage

Policy BNE17 of the 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 explains that in determining applications, great weight should be given to the heritage assets conservations. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Number 78 Mill Road is a Grade II listed residential dwelling and is located within the Brompton Lines Conservation Area. The alterations proposed would replace the existing concrete block wall side extension and replace with a new extension of matching brick to the existing dwelling house and slate tiles to be in keeping with the host dwelling. The roofline will be levelled out to create a continuous line and a new additional rooflight is proposed, which will be secured via a condition to be conservation style.

Internally, limited architectural detailing remains within the area in question, however, the enlarging of the opening to the south wall will result in the loss of a timber architrave. To support the new opening, a structural steel is proposed, and it is noted that the kitchen floor level will need to be raised. A suspended kitchen floor solution has been discussed on site and details of this will be required prior to the commencement of works, secured via a condition if to be approved.

Externally, the existing cottage is finished in a range of materials, including painted brick, blockwork and render, with brick of varying types. To distinguish the rebuilt extension from the existing, a rendered finish with a slate roof is proposed. Details of the rendered external wall finishes to the extension and main house, the roof slates, roof lights, rainwater goods, junctions between the existing building and extension; any internal joinery; the construction of the kitchen floor, and the insertion of the structural steel and any associated works required will be secured via an appropriately worded condition required prior to the commencement of works.

Subject to the recommended conditions, it is considered that the external alterations are acceptable in terms of scale and design and would respect the buildings historic fabric. Therefore, the proposal complies with Policy BNE17 of the Local Plan and paragraph 197 of the NPPF.

Conclusions and Reasons for Approval

The alterations are considered to be acceptable in terms of scale and design and respect the character of the Listed Building. The proposal is therefore considered acceptable with regard to Policy BNE17 of the Local Plan and paragraph 197 of the NPPF.

The application would normally be considered under delegated power however is being referred to Members of the Committee for decision due to Councillors Mr and Mrs Chambers being the applicants.

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://publicaccess1.medway.gov.uk/online-applications/>