

REPORT SUMMARY

REFERENCE NO - 17/501555/LBC		
APPLICATION PROPOSAL Listed Building Consent for the installation of a platform lift (2 stops) and an accessible toilet in lieu of existing toilets. Opening of a door for the lift access through an existing brick wall.		
ADDRESS Maidstone Museum, St Faith's Street, Maidstone		
RECOMMENDATION - GRANT SUBJECT TO CONDITIONS		
SUMMARY OF REASONS FOR RECOMMENDATION The proposal is considered to preserve the historical integrity of the grade II* listed building and there are no overriding material considerations to indicate a refusal.		
REASON FOR REFERRAL TO COMMITTEE The council is the applicant.		
WARD High Street Ward	PARISH/TOWN COUNCIL N/A	APPLICANT Maidstone Borough Council
DECISION DUE DATE 15/05/17	PUBLICITY EXPIRY DATE 21/04/17	OFFICER SITE VISIT DATE 28/03/17
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites): 16/508667 & 16/508668 - external passenger lift shaft – withdrawn		

MAIN REPORT

1.0 DESCRIPTION OF SITE

1.01 This application relates to Maidstone Museum, which is a grade II* listed building, lying within Maidstone Town Centre Conservation Area. The building originally dates from the mediaeval period and has been altered and extended many times throughout its life.

2.0 PROPOSAL

2.01 Listed Building Consent is sought for the installation of a platform lift . The lift is required to provide access to people with reduced mobility to the central and north part of the upper floor of the museum. A new accessible toilet will also be installed opposite the lift upon the ground floor. This scheme involves an internal lift shaft, being sited in an existing flat roofed area.

3.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Maidstone Borough Wide Local Plan 2000: none specific
Submission Version of the Maidstone Borough Wide Local Plan (2016): DM3

4.0 LOCAL REPRESENTATIONS

None received to date.

5.0 CONSULTATIONS

- 5.01 Historic England: No response.
- 5.02 Conservation Officer: No objection.
- 5.03 Six National Amenity Societies: No response.

6.0 APPRAISAL

- 6.01 The key issue relates to the impact upon the character, appearance and historical integrity of the grade II* listed building.
- 6.02 This application is a revised scheme, following the withdrawal of a previous scheme for an external lift shaft. Initially, the original proposal sought a bulkier design, which would have had an awkward relationship with the existing building and chimney and which was not considered sympathetically related to the host building. This scheme follows further informal advice and seeks a much more lightweight design, being of a self-supporting glazed nature. The proposal has limited intervention with the host building and is of a reduced scale which would appear subordinate to the existing building and would avoid the awkward relationship with the existing chimney, which is an important visual feature, and with the differing roofs. The lift shaft would be constructed of powder coated steel, coloured light grey. This material is considered suitable for the design of the structure and its colouring would be unobtrusive and in keeping with the steel used upon the existing modern extension to the museum.
- 6.03 The proposal involves works within a modern addition, which has no positive impact upon the building and therefore its reduced scale and siting would not result in harm.
- 6.04 The proposal does not appear to involve any significant loss of important historic fabric. Existing Windows and a salvaged Tudor fireplace would be retained. The opening is to be formed into the existing wall through an area of brickwork and does not affect any important timber framing. Although the wall falls within the oldest part of the building, it is not considered to be original mediaeval fabric which would be affected, as it comprises brickwork.
- 6.05 Historic England have not objected to the application, and neither has the conservation officer. It is considered that this solution, which would aid the viability of the building by providing a more accessible environment to all, is a suitable solution offering a lightweight, modern approach, which is considered appropriate to its

context. It is concluded that this scheme would preserve the character, appearance and historical integrity of the grade II* listed building.

7.0 CONCLUSION

7.01 The proposal is considered to preserve the character and appearance of the grade II* listed building and to comply with the Development Plan. There are no overriding material considerations to indicate a refusal. Approval is therefore recommended.

8.0 RECOMMENDATION – GRANT Subject to the following conditions:

(1) The works to which this consent relates must be begun before the expiration of three years from the date of this consent;

Reason: In accordance with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The works hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 3709/AL – P01, 3709/AL – P05, 3709/AL – P20 and 3709/AL-P320 received on 20/03/17;

Reason: To ensure the quality of the development is maintained and to preserve the setting, character and appearance of the grade II* listed building.

Case Officer: Louise Welsford