

**REPORT SUMMARY**

<b>REFERENCE NO - 17/501211/LBC</b>		
<b>APPLICATION PROPOSAL</b> Listed Building Consent for the construction of an external passenger lift shaft (3 stops), removal of part of a flat roof and existing toilet and installation of new accessible toilet		
<b>ADDRESS</b> Maidstone Museum, St Faith's Street, Maidstone		
<b>RECOMMENDATION - GRANT SUBJECT TO CONDITIONS</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> 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.		
<b>REASON FOR REFERRAL TO COMMITTEE</b>  The council is the applicant.		
<b>WARD</b>  High Street Ward	<b>PARISH/TOWN COUNCIL</b>  N/A	<b>APPLICANT</b>  Maidstone Borough Council
<b>DECISION DUE DATE</b>  11/05/17	<b>PUBLICITY EXPIRY DATE</b>  21/04/17	<b>OFFICER SITE VISIT DATE</b>  28/03/17
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b> 16/508667 & 16/508668 - external passenger lift shaft – withdrawn		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 an external passenger lift shaft. 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.

**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: Do not wish to comment.
- 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 cutting back an existing flat roofed extension, however, this is a modern addition, which has no positive impact upon the building and therefore its reduced scale 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 and would be visible from the lift shaft and lobby. 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 the solution now proposed, 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 – P31, 3709/AL-P30, 3709/AL – P331 and 3709/AL – P330 received on 03/03/17;

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