

REPORT SUMMARY

REFERENCE NO - 17/501210/FULL		
APPLICATION PROPOSAL 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		
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 the character and appearance of the Conservation Area and would comply with the Development Plan. 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 11/05/17	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(including appeals and relevant history on adjoining sites): 16/508667 & 16/508668 - external passenger lift shaft – withdrawn		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 Planning Permission 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): DM1, 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 to the listed building consent application.
- 5.03 KCC Archaeological Officer: 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.

- 6.06 It is further concluded that the development would preserve the character and appearance of the Conservation Area and the visual amenity of the streetscene.

Other Matters

- 6.07 There are no significant residential amenity, ecological or parking issues. Due to the siting, design and nature of the proposal, there are not considered to be any significant archaeological issues.

7.0 CONCLUSION

- 7.01 The proposal is considered to preserve the character and appearance of the grade II* listed building and the conservation area 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 development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development 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