

# **PLANNING STATEMENT**

**For**

## **Listed Building Consent**

**Regarding**

### **Renovation & Repair Works to the Frontage of Chart Place**

**At**

**Chart Place, Church Road, Chart Sutton, Maidstone, Kent, ME17 3RE**

1. Introduction;

The purpose of this planning statement is to outline the proposed works to the frontage of Chart Place contained within a Listed Building Consent Application following damage to the property over time as a result of frost damage/weathering and a falling tree to the east of the homes frontage.

Our clients recently purchased Chart Place, A Grade II Listed Building, and have now settled into this new property. Since moving into the property however in early November a tree to the frontage of the property fell, causing damage to the property. While inspecting the damage caused by this tree, our clients also realised that the property had damaged over time, as a result of weathering, and frost damage. This application seeks Listed Building Consent for these renovation and repair works to the property.

2. Existing Damage to Chart Place;

The Tree which fell in early November of 2022 was situated between Chart Place and the Brick Built Garden Store and has subsequently been removed by our client following this. When this Tree fell, the Boundary wall to the east of the property, the adjacent Garden Store, Dwarf Wall to the east side of the Driveway, Glass Canopy, raised Terrace and Steps to the frontage of the property were all damaged.

Additionally, since owning the property our clients have noticed that the brickwork below the raised terrace and stone steps leading to the terrace had both suffered frost damage. The stone paving has also been miss-matched during past renovations, where original flagstones had been replaced with sections of in situ concrete & modern 'pink' concrete slabs, losing their bullnose detail to the leading edge and subsequently also suffering from frost damage. The previously pointed Brick Pillars supporting the Entrance Gates are now cracked at the mortar joint and requires repointing. Finally, the driveway has parts where stone/earth is protruding from the vehicle tracking, weathering and suffering from contamination connected with the fallen tree.

Additionally at some point in the properties history, a wall between two existing pillars to the south of the property has been removed, detailing to the edging of the entrance and driveway

have been lost and hedges to the entrance have become overgrown. These issues are also proposed for remediation.

With the above damage to the property in mind, our clients are looking to provide repairs and renovation works to the properties frontage to remediate these matters.

### 3. Proposed Repairs and Renovative Works;

The proposed works as part of this Listed Building Consent are addressed fully below;

- Re-instatement of brickwork to the eastern boundary wall damaged by the tree,
- Repairs to Garden Store Facades damaged by the tree and re-instatement of the flat roof to the Garden Store,
- Repairs to the small 100mm high ragstone forming the eastern driveway edging,
- Repairs to the Glazed canopy, including the change of glass from Georgian-wire glass to toughened Safety Glass,
- Repair and Repointing of Frost Damaged Brickwork below the terrace,
- Repair and Repointing of Frost Damaged Stone Steps leading to the terrace,
- Repairs to the Raised Terrace surfacing suffering from Frost Damage and the re-bedding of new flagstones with correct bullnose detailing for the leading-edge overhang to replace modern 1980s slabs and in situ concrete,
- Repointing of the Brick Pillars adjacent to the Entrance Gates,
- Redressing of the modern shingle driveway to cover where stone/earth is protruding from the vehicle tracking,
- Reinstatement of the boundary wall to the east and west of the Front Entrance Gates.
- Trimming and removal of hedges which currently impinge and cover Front Entrance to Chart Place,

The above includes all details of the proposed Listed Building Consent Application, with all works located to the properties frontage.

### 4. Description of the Proposed Works;

The proposed works seek to restore the historical character and appearance of Chart Place to a high quality, ensuring that any of the existing historical features are retained and that some historical features are restored through the repairs and renovative works.

The works to the Eastern Boundary Wall, Garden Store and Glazed Canopy would see these features repaired following the tree damage, to a high quality with the same materials reflecting their appearance before the tree damage.

The repair and repointing to the Brickwork beneath the Terrace and the Stone Steps leading to the Terrace will help to repair ongoing frost damage to the property and will fully restore the original appearance of these features. Additionally the Repair and Re-bedding of Flagstones to the Raised Terrace, while having to use replacement flagstones, will also repair the Frost Damage to the Terrace and replace modern incongruous 1980's 'pink' slabs and in-situ concrete. These works as a whole intend to further restore the original appearance of the property.

The redressing of the modern shingle driveway, Repairs to the 100mm high ragstone edging forming the eastern driveway edging and the new Rope Topped Tiles to form the western Driveway edging will serve to further restore the character of the driveway upon entry. The Driveway and ragstone edging had become degraded over time and these works would see these features fully repaired. Additionally, the introduction of Rope Topped Tiles to form the western driveway edging are of good character, that would be seen on properties of this age and would serve to improve the sense of entry and the appearance of the repaired driveway, separating it from the grassland.

The reinstatement of historical Walling to both sides of the Front Entrance will serve to improve the appearance of the Front Entrance and reflect the original appearance and detailing of the property. These features are in keeping with the property and would be of good appearance, using materials reflective of the original Entrance Gates, Walls and Columns.

The trimming/removal of hedgerows to the frontage also seeks to further improve the appearance of the Front Entrance Gates, Columns and Walling as a whole.

To summarise, these repair and renovation works seek to restore and improve the appearance of the Frontage to Chart Place, ensuring that the works to the frontage would further return the property back to its original appearance. These works are all intended to use materials which reflect the existing appearance of the property and provide detailing that is of a good character.

## 5. Planning Policy

The following paragraphs will assess the proposed works in regard to Planning Policy at a Local and National Level, with the Maidstone Borough Council Local Plan and National Planning Policy Framework. The Planning Policies will be noted in Bold Italics while our analysis on the Policies regarding the proposal will be in normal formatted text.

Maidstone Borough Council Local Plan 2017;

### ***Policy SP 17***

#### ***The Countryside***

***The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages defined on the policies map.***

- 1. Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and they will not result in harm to the character and appearance of the area.***
- 2. Agricultural proposals will be supported which facilitate the efficient use of the borough's significant agricultural land and soil resource provided any adverse impacts on the appearance and character of the landscape can be appropriately mitigated.***
- 3. Great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty.***
- 4. Proposals should not have a significant adverse impact on the settings of the Kent Downs Area of Outstanding Natural Beauty or the High Weald Area of Outstanding Natural Beauty.***
- 5. The Metropolitan Green Belt is shown on the policies map and development there will be managed in accordance with national policy for the Green Belt.***

*6. The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley, and the Low Weald, as defined on the policies map, will be conserved and enhanced as landscapes of local value.*

*7. Development in the countryside will retain the separation of individual settlements.*

*Account should be taken of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Maidstone Borough Landscape Character Guidelines Supplementary Planning Document.*

The application site is situated within the Open Countryside of the Borough and within the Greensand Ridge, a designated area of landscape character of Local Value. Despite this, we are of the opinion that the proposed works would conform with the other Policies within the Local Plan 2017 and that the character and appearance of the Open Countryside, would not be negatively affected by the proposal. Additionally, the landscape character of the Greensand Ridge would be conserved and enhanced by the proposal, with the appearance of the frontage of Chart Place improving as a result of the proposal.

### ***Policy SP 18***

#### ***The Historic Environment***

*To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:*

- i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;*
- ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;*
- iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and*
- iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.*

Chart Place is a Grade II Listed Building of good quality and appearance, representing a Heritage Asset to Maidstone Borough Council. We view that the proposal would protect the Heritage Asset, repairing parts of the structure subject to damage from falling trees, frost and weathering/warping. The proposal would also enhance the heritage asset, restoring original features to the frontage of the property which have been lost over time and providing new features which will serve to improve the character of Chart Place.

This development would represent the sensitive restoration, conservation and enhancement of the home for our clients use and enjoyment. With this in mind, we are looking to collaborate with the Council on these matters to secure the restoration and enhancement to this Heritage Asset.

### ***Policy DM 1***

#### ***Principles of good design***

*Proposals which would create high quality design and meet the following criteria will be permitted:*

- i. Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;*
  - ii. Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate;*
  - iii. Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations;*
  - iv. Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties;*
  - v. Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area;*
  - vi. Provide a high quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;*
  - vii. Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated and to reduce the reliance upon less sustainable energy sources;*
  - viii. Protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;*
  - ix. Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;*
  - x. Create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour;*
  - xi. Avoid inappropriate new development within areas at risk from flooding, or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings;*
  - xii. Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;*
  - xiii. Provide adequate vehicular and cycle parking to meet adopted council standards; and*
  - xiv. Be flexible towards future adaptation in response to changing life needs.*
- Account should be taken of Conservation Area Appraisals and Management Plans, Character Area Assessments, the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan.*

The proposed development would not result in any changes to the design or layout of Chart Place. However, the proposal would serve to improve the accessibility of Chart Place, through the enhanced Entrance Gates.

The natural and historic character of the area is intended to be fully maintained with little changes to the scale, height, material, detailing, mass, bulk, articulation and site coverage apart from certain elements where we intend to enhance/restore the character of the homes frontage. A

high quality, design approach is pursued which intends to make the most use of vernacular materials to reflect and restore existing facades.

The proposal has little opportunity to improve the public realm, however it would improve the appearance of a good character Heritage Asset within the Borough and therefore improve the quality of this location.

The amenities of neighbouring occupiers are fully respected, and the proposal does not cause any further overlooking, overshadowing, noise, vibration, odour or activity which would negatively affect this amenity.

The topographical elements of the proposal are also respected, with a full topographical survey undertaken on the home and its setting. With this in mind, the works proposed would not have any negative impacts upon the existing topography. Additionally, while the proposal intends to trim and remove a short area of hedgerows/vegetation for the Entrance Gates access, we do not intend to remove any further removal and we fully intend to respect the local and natural character of the area.

The high-quality design of the existing home intends to be fully maintained, with the proposal intending to enhance the character of the Heritage Asset.

The proposal does not incorporate any sustainable energies and relates solely to the external appearance of the property.

The biodiversity and geodiversity measures on the site are protected and maintained as a result of the proposal, with the only loss through the proposal being a short area of hedgerow to the frontage of the Entrance.

The proposal will not create any further vehicular or pedestrian movement, other than vehicle movements as a result of the repair and renovative works.

The proposed works would increase the safety of the property, replacing broken features of the building and improving the security of the property, with better boundaries to Chart Place as a result of the work proposed.

The property is not subject to any flooding risks. The property benefits from good existing measures for the storage of waste and recyclable waste. The home already benefits from sufficient vehicular and cycle parking to meet the adopted council standards.

#### ***Policy DM 4***

##### ***Development affecting designated and non-designated heritage assets***

- 1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.***
- 2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:***
  - i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;***

*ii. The significance of the assets; and*

*iii. The scale of the impact of development on the identified significance.*

*3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*4. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.*

*5. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record.*

As previously stated, Chart Place is a Grade II Listed Building and is therefore a Designated Heritage Asset. The proposed development will affect Chart Place, in our view positively. The proposal would result in many features and details being restored to the properties frontage as well as damage being repaired from current and previous years. The Heritage Asset and it's setting therefore, in our opinion, would be enhanced by the proposal.

A full Heritage Assessment is submitted alongside this proposal which goes into full detail of the Heritage Asset, its setting, its significance and the impact of the proposed development upon this Heritage Asset.

Given the scale of the proposed works and their nature it should also be assessed that an archaeological investigation and field evaluation of the site would not be required.

We are of the opinion that the proposed development would not result in any loss or harm to the Heritage Asset of Chart Place or its setting and would rather enhance the property.

### *Policy DM 30*

#### *Design principles in the countryside*

*Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:*

*i. The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features;*

*ii. Impacts on the appearance and character of the landscape would be appropriately mitigated.*

*Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances;*

*iii. Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges;*

*iv. Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area; and*

*v. Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building*

*styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.*

*Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD.*

The proposed development is situated within the Open Countryside of Maidstone Borough Council and therefore has to comply with Planning Policy DM30. The proposal, in our view is of a high-quality design, renovating and repairing parts of Chart Place and providing new features of good appearance, which will serve to enhance Chart Place's frontage.

The proposal would ensure that the type, siting, materials and design, mass and scale of the home is maintained with all works seeking to restore and repair Chart Place. The local distinctiveness of the home would serve to be enhanced, with the homes historical features being repaired and restored as part of the proposal.

The landscape will not be negatively affected by the proposal, as a result of a good level of screening, scale of the proposed works and character of the proposal.

The proposal would have no further affects upon the Highway Network, accept construction traffic while the works are being undertaken, however this will be of a minimal scale.

The proposal incorporates very little built development with works solely relating to restoration and repairs to the home.

The proposed works could be considered an alteration to Chart Place however, it should be considered that the works would relate sympathetically to the existing building, using local buildings styles, materials and detailing to reflect these existing facades.

National Planning Policy Framework July 2021;

***130. Planning policies and decisions should ensure that developments:***

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***



The proposed works would function well, repairing damage to the home and restoring the appearance of the home. It is intended, with good construction that these works will serve well over their lifetime.

The works are visually attractive, reflecting the existing facades and features, prior to this damage. As a result of this, the proposal would enhance the heritage value of the properties frontage.

The local character and history of Chart Place and the surrounding location are to be enhanced as a result of the proposal with those parts damaged, replaced with traditional materials which match Chart Place's detailing.

The existing home of Chart Place, due to its character and setting, creates a strong sense of place. These proposed works will serve to maintain this existing sense of place.

The site contains little potential to support local facilities and transport networks given the level of works being undertaken.

***NPPF Para 194***

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

***NPPF Para 195.***

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

***NPPF Para 196.***

*Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

***NPPF Para 197.***

*In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

In response to Para 194 to 197 we are of the view that the proposed works are compliant with National Policy and that the supporting Heritage Assessment to this application addresses the proposed works effectively and positively. The Heritage Assessment concludes that the proposed works would not lead to any harm to Heritage Assets and that the works relate to items of the home that have previously been repaired/replaced/renewed within recent history.

## 6 Summary

Having taken all matters into account we are of the view that the proposed works are policy compliant and that every regard to the properties heritage Assets and their successful retention for future legibility has taken place.

The proposed works are of good quality and will serve to restore elements of the property that have suffered from tree damage and frost damage as well as renovating elements that have suffered from poor workmanship in the recent past.

When weighing up the Planning Balance we are of the view that the proposed works are appropriate and suitable for approval.

Country House Homes Ltd  
Dec 2022

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