



Maidstone Borough Council

Maidstone House

King Street

Maidstone, Kent ME15 6JQ

www.maidstone.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Dr

First name

Belinda

Surname

Demirbasa

Company Name

Stonecourt House

Address

Address line 1

28 Stone Court Hotel Lower Stone Street

Address line 2

Address line 3

Town/City

Maidstone

County

Kent

Country

Postcode

ME15 6LX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Change of use of an existing residential apartment and 7no. holiday lets to a 12no. bedroom hotel with a restaurant, pub and wedding venue, including erection of 2no. PVC marquees and a store building to the rear, and creation of a swim spa with associated gazebo, changing building and bin storage.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

23/501576/PAMEET - Pre-application submitted in May 2023 , reviewed by Janice Gooch

22/505043/FULL - Change of use of existing dwelling house to 1no residential dwelling and 7no tourist accommodation units with shared communal areas (retrospective). Granted

21/500751/LBC - Listed Building Consent for installation of new windows and doors to existing courtyard openings and minor internal alterations (works partially completed). Granted

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to the Heritage Impact Assessment dated December 2023:

1. Front rooms of the property converted to restaurant dining rooms - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed
2. Existing kitchen converted to a restaurant kitchen - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed
3. Existing private art studio converted to a pub/bar - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed
4. Cellar renovated and converted to brewery including lounge seating areas, including the removal of some internal brickwork. refer to drawing PL02.1 Rev B - Ground Floor Plan - Proposed
5. Existing ground floor lounge converted to shared bathrooms - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed
6. Existing side entrance upgraded for wheelchair access, and glass floor installed to entrance hall - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed
7. Existing drawing room to be used as a wedding ceremony room (no architectural alterations)
8. New temporary marquees to be installed to rear courtyard for events - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed, and PL03.5 Elevations Proposed Rev B
9. New spa pool, changing room and store room to rear courtyard - refer to drawing PL03.2 Rev B - Ground Floor Plan - Proposed, and PL03.5 Elevations Proposed Rev B
10. Existing private bedrooms converted to lettable hotel rooms - PL03.3 First floor Plan proposed - Rev B
11. Repairs and upgrades to the street frontage including new signage - PL03.5 Elevations Proposed - Rev B
12. Fire safety upgrades - refer to HIA for a detailed schedule of work

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Existing external finishes unchanged

Proposed materials and finishes:

New timber clad walls to pool changing room and store room PVC marquee for temporary event use

Type:

Roof covering

Existing materials and finishes:

Existing external finishes unchanged

Proposed materials and finishes:

New reclaimed slate roof to pool changing room / gazebo and store room. Slate to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

PL03.5 - Elevations proposed

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

A pre-application was submitted for change of use of the property to a wedding venue. We received feedback from the planning officer confirming that the proposals would supported in principle by the local planning authority. The change of use to a wedding venue was also deemed to be acceptable in principle by the conservation officer, Janice Gooch.

Authority Employee/Member

Authority Employee/member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

william flint

Date

22/01/2024