
Mereworth (Mereworth) Hadlow, Mereworth And West Peckham	565956 154614	07.12.2005	TM/05/03274/OA
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Proposal:	Outline Application for demolition of existing dwelling and construction of two detached dwellings
Location:	Baytree House 171 Butchers Lane Mereworth Maidstone Kent ME18 5QG
Applicant:	Mr R W Stevens + Mr K P Murphy

1. Description:

- 1.1 This application was deferred from the APC meeting of 11 January in order to await the deliberations of English Heritage with regard to a request they had received for the dwelling that is proposed to be demolished to be made a Listed Building.
- 1.2 English Heritage has now formally advised me that an Adviser has assessed the dwelling as being built post 1840 by Benjamin W Horne who lived in Highlands House, Mereworth. Given the number of survivals of houses of this period, EH exercises greater selectivity and a greater degree of special interest will be looked for when making assessments for listing. EH agrees that the house has local interest as a mid-19th Century house that retains its original form but it lacks the special architectural or historic interest in a national context to merit statutory listing.
- 1.3 The previous main and supplementary reports are attached at Annex 1.

2. Determining Issues:

- 2.1 These are as previously described. Members will note that my comments made in the report at paragraph 5.10 (that the building was not worthy of being listed) have now been endorsed by English Heritage.
- 2.2 However, I have altered suggested condition 4 to allow scope for bungalows and/or chalet bungalows on the site.

3. Recommendation:

- 3.1 **Grant Planning Permission** as detailed by letters dated 27.10.2005; 07.12.2005; email received 07.12.2005; illustrative siting plan and site location plan both date stamped 07.12.2005 subject to the following conditions:

- 1 Approval of details of the siting, design and external appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority.

Reason: No such approval has been given.

- 2 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

- 4 The dwellings hereby approved shall be bungalows or chalet bungalows only (*).

Reason: In the interests of the visual and residential amenities of the locality.

- 5 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

- 6 The details submitted in pursuance of condition 1 shall be accompanied by a scheme of landscaping and boundary treatment which shall include a tree survey specifying the position, height, spread and species of all trees on the site, provision for the retention and protection of existing trees and shrubs and a date for completion of any new planting and boundary treatment. The scheme as approved by the Authority shall be implemented by the approved date or such other date as may be agreed in writing by the Authority. The approved boundary treatment shall be retained thereafter. Any trees or plants which within 10 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Authority gives written consent to any variation. (L001*)

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 7 The access shall not be used until the frontage from a point 2.0 metres from the edge of carriageway along the centreline of the proposed access tapering to the site boundary to both sides has been lowered to a height not exceeding 1.05

metres above the level of the nearest part of the carriageway. The vision splay so created shall be retained at all times thereafter. (H002*)

Reason: To ensure the safe and free flow of traffic.

- 8 No building shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved plans.

Reason: To ensure the safe and free flow of traffic.

- 9 The use of the access shall not be commenced until turning facilities have been provided within the curtilage of the site and these facilities shall be retained thereafter free from any obstruction.

Reason: In order that a vehicle may enter and leave the site in a forward direction to ensure the safe and free flow of traffic.

- 10 Any gateway to the access shall be set back 5.0 metres from the edge of the highway.

Reason: To enable vehicles to stand off the highway whilst any gates are being operated.

- 11 The details submitted in pursuance of Condition 1 shall show land, reserved for parking or garaging in accordance with the adopted County Parking Standards. None of the buildings shall be occupied until this area has been provided, surfaced and drained in accordance with the approved details. Thereafter no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access to reserved vehicle parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking.

- 12 The premises shall not be occupied until the existing vehicular access to Butchers Lane has been closed permanently.

Reason: To ensure the safe and free flow of traffic.

Informatives:

- 1 Surface water from private areas is not to discharge onto the public highway.

- 2 With regard to the construction of the pavement crossing, the applicant is asked to consult The Highway Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
- 3 You are advised that details submitted pursuant to condition 6 should include the retention and re-use of the existing railings to the site frontage.

Contact: Marion Geary