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<b>East Malling &amp; Larkfield</b> East Malling	<b>569761 157113</b>	<b>05.05.2006</b>	<b>TM/06/01397/RD</b>
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Proposal:	Details of external materials, window design, ragstone walls and replacement chimney submitted pursuant to conditions 2, 5, 6 and 10 of planning permission TM/05/03518/FL: Two storey rear extension, internal alterations and front porch
Location:	40 Upper Mill East Malling West Malling Kent ME19 6BF
Applicant:	Nigel West

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## 1. Description:

- 1.1 These details relate to the submission of details of external materials, window design, ragstone walls and replacement chimney for the renovation works and extension to the former site office at East Malling Depot.
- 1.2 The external materials are a mix of light and dark red clay roof tiles and dark red clay vertical hanging tiles. These tiles have already been fitted. The applicant states that the former tiles on this building were concrete. The colour of the ground floor rendering will be cream.
- 1.3 The applicant is proposing timber sash windows and has amended the fenestration to 6 pane sashes, which matches the window design of the original building.
- 1.4 The ragstone wall is to be rebuilt to match the existing ragstone wall in the rear garden. The ragstone wall will be capped with "brick-on-end" to match the existing ragstone wall, which links through to the nearby Mill Building.
- 1.5 In terms of the replacement chimney, this is being relocated on the southwest side elevation facing towards the Mill Race. The chimney is to be finished in render, the same as the main dwelling, at ground floor and the remainder with Ashdown red multi-stock bricks as on the adjacent Hillreed development. The chimney extends to the height of the ridge of the main house.
- 1.6 The submitted plans also indicate the provision of a low level retaining wall to the front and side of the house. The plans indicate that the wall would be no more than 0.6m high. The applicant states that "*although we are not intending to erect this, we may need to do so if we need to level the driveway*".

## 2. The Site:

- 2.1 The application site lies within the wider redevelopment site of the former Council depot on the southern side of Mill Street. The application site lies within the Mill Street Conservation Area and this particular property lies between the millrace and Oasts. The housing development on the former Council Depot is now complete.

The renovation works on this building have commenced, with the two storey extension, porch and chimney built and tiles fitted. The building was last used as a site office.

### 3. Planning History:

- 3.1 TM/05/03518/FL Approved 01.03.2006  
Two storey rear extension, internal alterations and front porch.
- 3.2 TM/01/03099/FL Approved 27.06.2003  
Residential development.

### 4. Consultees:

- 4.1 PC: No objection subject to matching materials. Support the views submitted by East Malling Conservation Group.
- 4.2 Private Reps: 24/0X/0S/0R.
- 4.3 East Malling Conservation Group:
- **Chimney stack:** The materials and change to the form are acceptable;
  - **Windows:** The 6 over 6 style is acceptable;
  - **Front wall:** The removal of the proposed front wall is acceptable;
  - **Ragstone Wall:** Applicant has advised that he will comply with the requirements for Ragstone walls in East Malling. Saddle coping bricks should be used.
  - **Roof and vertical hanging tiles:** The sample tile viewed has a regular geometric shape and a smooth even finish, these are poles apart from the existing tiles which may have been cast but had an irregular shape and finish. In our previous submission we recommended the Keymer hand made clay tiles should be used, these were used for the adjacent affordable houses. Handmade clay plain tile gives a rich textured roofscape that would become more attractive with age, the proposed tiles would not achieve this effect in our lifetime if at all. I would like to add that these are in line with the Applicants verbal commitments made at the APC3 meeting which resulted in the original approval but subject to the submission of materials.

### 5. Determining Issues:

- 5.1 The main issue to be considered are whether the proposed details are visually acceptable in the Conservation Area.

- 5.2 The former site office was previously clad in vertically hung tiles from ground level up to the eaves, with plain tiles on the roof. The tiles fitted on the building were concrete tiles. The applicant has already fitted the roof and first floor with light and dark red clay tiles. The East Malling Conservation Group has requested that the tiles should be hand made clay tiles, rather than manufactured clay tiles. The clay tiles fitted to the building are a sympathetic match to those on the adjacent Hillreed development in form and colour, but slightly smoother in appearance. They are a considerable improvement on the former concrete tiles. The approved plain roof tiles on the Hillreed development were Marley Marlden Mix tiles, which are concrete tiles. Members will recall that this is not a Listed Building, therefore, I do not consider it appropriate to insist upon the use of handmade clay tiles, when the fitted manufactured clay tiles are in keeping with the surrounding properties.
- 5.3 The proposed cream rendering of the ground floor elevations is in keeping with the locality and will not harm the character of the Conservation Area.
- 5.4 The window design has been amended to match the former window design of 6 panes per sash window. The windows are to be timber framed sash windows. These details are acceptable.
- 5.5 The ragstone wall along the southwest boundary is to be rebuilt to match the existing ragstone wall. The ragstone wall will be capped with brick-on-edge. The EMCG has requested that the wall be finished with saddle coping bricks. However, the existing ragstone wall is finished with brick-on-edge and the proposed details will match the existing and therefore are acceptable.
- 5.6 The replacement chimney is relocated to the side elevation and in a similar style to the nearby dwellings within the Hillreed's development. The chimney is constructed from sympathetic materials and will not harm the visual amenity of the locality nor the character of the CA.
- 5.7 Finally, the applicant refers to the possibility of erecting a retaining wall around the front and side of the property as part of works to create a driveway. The wall is to be constructed with matching materials to the chimney, i.e., Ashdown red multi-stocks, and will not harm the character of the CA, as the wall proposed will only be 0.6m high. It should also be noted that the permitted development rights for erecting walls at this property were not removed under the planning permissions for this development.
- 5.8 In light of the above considerations, I find these details acceptable within a Conservation Area.

**6. Recommendation:**

- 6.1 **Approve Details** as detailed by letters dated the 18 July 2006, 6 June 2006, 24 April 2006, 4 May 2006 and by plans 06/115/100, 06/115 Sheets 1 and 2, 06/115/03 and by plans received on the 5 May 2006 and by photographs dated the 8 June 2006.

Informative:

- 1 The applicant is reminded that details of the contamination validation report pursuant to condition 9 of planning permission TM/05/3518/FL remain outstanding.

Contact: Aaron Hill