

East Malling & Larkfield **570181 157086** **8 November 2007** **TM/07/04048/LB**
East Malling

Proposal: Listed Building Application: Remedial works to provide additional support to the beam over the shop front and to stabilise the brickwork over
Location: 1 High Street East Malling West Malling Kent ME19 6AJ
Applicant: Executors Of Barbara Jeanne McKay

1. Description:

1.1 This is a Listed Building application for remedial works to provide additional support to the beam over the recessed shop front facing onto the High Street and to stabilise the brickwork over. The proposal involves the following works:

- Install two steel tubular columns with collars to support the existing timber beam;
- Insertion of temporary timber struts within the loft space;
- Insertion of steel straps between the first floor joists and the timber beam over the shop front;
- Insertion 4.5mm by 600mm stainless steel bars within the cracked brickwork and repoint.

1.2 This application is being reported to Committee due to the state of property being high profile and controversial local issue.

2. The Site:

2.1 The application site lies within the rural settlement confines of East Malling and its Conservation Area. The site lies on the southeast corner of the junction of New Road, Church Walk, High Street and Mill Street. The building is Grade II Listed Building dating from around 1840. The property is currently vacant but was last used as a Tandoori Restaurant.

3. Planning History:

TM/75/10282/FUL Grant with conditions 23 October 1975
(TM75/427)

Use of premises formerly used for residential purposes as a guest house with car parking.

TM/92/00225/LDCE Lawful Development 18 September 1992
(TM/92/0919LDCE) certifies
Application for Certificate of Lawfulness for an existing use of premises as a restaurant open to non-residents and guest house under the provisions of the Planning.

TM/93/00361/LB Grant with conditions 9 July 1993
(TM/93/0592LB)
Installation of extraction and filtration equipment.

4. Consultees:

- 4.1 PC: Raises no objection and welcome steps are being taken to preserve this building which is a prominent feature of the Conservation Area. Could the Borough Council please ensure that the signs are removed and consider the appearance of any future signs on the building please.
- 4.2 EH: No comment.
- 4.3 EMCG: We are pleased that remedial work is now planned and we therefore fully support the application. Let's hope that this is a precursor to bring the property back into use.
- 4.4 Private Reps: 19/0S/0X/0R. No response.
- 4.5 A8 Site Notice & Press Notice: Views awaited.

5. Determining Issues:

- 5.1 Members may recall that over the past year, there have been a number of information reports regarding this site, the last being reported to the July Area Planning Committee No.3 meeting. The reports detail the Council's effort to resolve concerns over the condition of this Listed Building. In particular, the beam over the shop front has dropped, adversely affecting the brickwork above. The beam over the shop front is currently being supported by enclosed acrow props installed by the Borough Council due to concerns that the building was a dangerous structure.
- 5.2 The applicant has now sought Listed Building to carry out alterations and repairs to address the building's structural shortcomings. The structural solutions involve providing additional support to the shop front beam by inserting two columns beneath and to stabilise the brickwork by inserting steel straps and steel bars within the building fabric.
- 5.3 Two steel columns are proposed to be positioned directly behind the corner glazed columns either side of the entrance and will provide support to the beam over the recessed shop front. The steel columns will sit on a small concrete padstone cast

insitu on top of the internal brickwork. The column will be secured by a base plate sited underneath the timber window cill. The steel columns will be 101.6mm (4 inches) diameter tubes with collars at the top and bottom. The column will be then connected to the beam above, with the same base plate under a timber panel as the bottom section. The proposed column will only be partially visible as sited behind the glazing column, however, this is a traditional detail for a recessed shop front design. These proposed works will benefit the integrity of the building, but preserve the character of the Listed Building. They will also secure a permanent and visibility acceptable structural solution.

- 5.4 The proposed remedial works to stabilise the brickwork over the shop front beam involve works will essentially not be visible once completed. The steel straps will be placed under the floor boards on the joists and connected to the timber beam and bottom course of brickwork. Whilst the cracked brickwork will have small steel bars inserted to stabilise the brickwork and then repointed with a lime mortar.
- 5.5 The applicant has also installed a number of temporary struts within the loft space fronting onto the High Street to support the roof until future maintenance works to the roof have been undertaken.
- 5.6 In light of the above considerations, I am satisfied that the proposed works provide a structural solution to address the shortcomings of the recessed shop front. Whilst ensuring that the works are acceptable to the integrity and character of the Listed Building. The proposed works will provide a permanent solution and therefore I support this proposal. This scheme should prove to be a useful stepping stone to the longer term positive re-use of the building.

6. Recommendation:

- 6.1 **Grant Listed Building Consent** in accordance with the following submitted details: Letter received 08.11.2007, Photographs received 08.11.2007, Details received 08.11.2007, Design and Access Statement received 08.11.2007, Drawing 1R1 received 08.11.2007, Section 2R1 received 08.11.2007, Floor Plan 1 received 08.11.2007, Location Plan received 08.11.2007 subject to the following conditions:

1. The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

3. The standard of workmanship achieved in the carrying out of the development shall conform with the best building practice in accordance with the appropriate British Standard Code of Practice (or EU equivalent).

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

Contact: Aaron Hill