

East Malling & Larkfield **569502 157314** **16 October 2007** **TM/07/03757/LB**
East Malling

Proposal: Listed Building Application: Demolition of existing boundary wall and replacement ragstone wall
Location: Invicta Works Mill Street East Malling West Malling Kent ME19 6BW
Applicant: Darcy Products

1. Description:

- 1.1 This Listed Building application proposes approval of the details of the re-siting of the boundary wall to 159 Mill Street East Malling. Planning permission and Listed Building Consent were originally granted for the redevelopment of the Invicta Works site in 1988 with the submitted plans indicating the demolition of the wall, realignment of the access and the construction of a replacement Ragstone Wall. Those applications were renewed in 1994, 1999 and 2004. A revised full planning application was submitted under application reference TM/06/02433/FL and this was approved at the Area 3 meeting on 18 January 2007. That application also showed the repositioning of the boundary wall. The current application is submitted to provide the specific details of the works that require Listed Building consent following the approval of that application at Committee.
- 1.2 The submitted details indicate the replacement of the existing Ragstone wall with a Ragstone wall with half round brick capping with tile creasing of between 300mm and 380mm wide and approximately 2m high. The wall is full Ragstone and not Ragstone faced.

2. Reason for reporting to Committee:

- 2.1 This application is reported to committee at the request of Cllr Simpson so that it can be ensured that the detail is correct.

3. The Site:

- 3.1 The site lies to the west side of Mill Street towards the western edge of the village. 159 Mill Street. The property is Grade II Listed and is located adjacent to the entrance to the Invicta Works site.

4. Planning History:

TM/89/11249/OLD Grant with Conditions 10 July 1989

Conservation Area Consent: demolition of some buildings and parts of others, to facilitate residential conversion and development.

TM/94/00403/FL Grant with Conditions 28 October 1994

Variation of condition 01 of planning permission TM/88/2162.

TM/94/00404/CA Grant with Conditions 28 October 1994

Variation of condition 01 of conservation area consent reference TM/88/2163CA.

TM/94/00405/LB Grant with Conditions 28 October 1994

Application to vary condition 01 of Listed Building Consent TM/89/0605LB.

TM/99/01793/FL Grant With Conditions 15 November 1999

Variation of condition 01 of planning permission TM/94/0685FL to extend permission for a further five years.

TM/99/01825/CA Grant With Conditions 15 November 1999

Variation of condition 01 of Conservation Area Consent reference TM/94/0686CA to renew consent for a further five years.

TM/99/01830/LB Grant With Conditions 15 November 1999

Listed Building Application: variation of condition 01 of listed building consent TM/94/0687/LB to renew that consent for a further five years.

TM/04/00773/FL Grant With Conditions 10 June 2004

Variation of condition 01 of planning permission TM/99/01793/FL to extend permission for a further five years for the conversion of existing buildings to 1no. 3 bed cottage, 1no. 2 bed cottage, 3no. studio flats, 4no. 1 bed flats and 7no. 2 bed flats, redevelopment of part of site to provide 7no 2 bed cottages together with access, garages, parking and amenity areas.

TM/04/00782/LB Grant With Conditions 22 June 2004

Listed Building Application: Vary condition of TM/99/01830/LB to renew consent for further 5 years.

TM/04/00818/CA Grant With Conditions 10 June 2004

Conservation Area Consent to vary Condition 01 of TM/99/01825: (variation of condition 01 of Conservation Area Consent TM/94/0686: to renew consent for a further five years).

TM/06/02433/FL Approved 19 January 2007

Demolition of existing commercial premises, change of use of existing works building and conversion and extension to 4 apartments, erection of 9 terraced dwellings and 7 flats with parking and access. Conversion of existing building to a single dwellinghouse and external alterations to existing office building, including provision of replacement parking for existing offices at Invicta Works Mill Street.

TM/08/00893/FL Approved 29 May 2008

Change of use and minor alterations and extensions to the office and conference room building to form two residential dwellings and associated garaging.

TM/08/00896/LB Approved 5 June 2008

Listed Building Application: Minor alterations to office building including new roof, extension, alterations to elevations and conversion work to enable use.

TM/08/03540/RD Pending consideration

Details of materials, fenestration, dormer and gable wall elevations, foul and surface water, landscaping, refuse storage and contamination submitted pursuant to conditions 3, 6, 7, 18, 19, 21 and 22 of planning permission TM/06/02433/FL (Demolition of existing commercial premises, change of use of existing works building and conversion and extension to 4 apartments, erection of 9 terraced dwellings and 7 flats with parking and access. Conversion of existing building to a single dwellinghouse and external alterations to existing office building, including provision of replacement parking for existing offices at Invicta Works Mill Street) and conditions 3, 5, 11 and 12 of planning permission 08/00893/FL (Change of use and minor alterations and extensions to the office and conference room building to form two residential dwellings and associated garaging).

TM/08/03573/LRD Pending consideration

Details of materials, fenestration and dormer and gable wall elevations submitted pursuant to conditions 3, 5 and 6 of Listed Building Consent ref. TM/06/02433/FL (Demolition of existing commercial premises, change of use of existing works building and conversion and extension to 4 apartments, erection of 9 terraced dwellings and 7 flats with parking and access. Conversion of existing building to a single dwellinghouse and external alterations to existing office building, including provision of replacement parking for existing offices at Invicta Works Mill Street).

5. Consultees:

- 5.1 PC: No objection – the design and materials used will enhance the East Malling Conservation Area. The existing wall has received much alteration and some lorry damage in its more recent history, the proposed wall will regain continuity and

reinstate the original rounded corner. The estate entrance will retain an East Malling identity. The opposite wall must match this wall. The build, pointing and coping must be correct and match existing as set out in the Village Design Statement.

5.2 EMCG: Raise concerns that the wall is the wrong shape and has the wrong capping. Consider that the wall should have a vertical outer face and an angled inner face to ensure stability and a saddle coping brick rather than a half-round coping brick as detailed.

5.3 Private Reps: 13/0X/0R/0S + Art8 + Press: None received.

6. Determining Issues:

6.1 As the principle has been long established for the redevelopment of the overall site including the repositioning of the wall the principle consideration with this application is whether the submitted details of the wall are acceptable.

6.2 The wall proposed is made of Ragstone with a brick capping over two courses of creasing tiles. The wall will curve around the boundary of 159 Mill Street and meet up with the brick wall on the front boundary.

6.3 The wall details submitted are considered appropriate by my Conservation Officer. While the East Malling Conservation Group have raised concerns regarding the specific details of the design of the wall it is considered that given the wide variety of walls, capped and uncapped, in the Village there is no precise 'right' detail for the wall. The details indicated are considered appropriate for this location.

6.4 The comments regarding the wall opposite are noted. This wall would however be considered as part of the submission of landscaping details for the Invicta Works development itself.

6.5 The works are therefore considered to be acceptable.

7. Recommendation:

7.1 **Grant Listed Building Consent** in accordance with the following submitted details: Letter dated 16.10.2007, Design and Access Statement dated 16.10.2007, Site Plan DHA/4466/10 dated 16.10.2007, Plan 05.22.SK5 C dated 16.10.2007, Letter dated 20.10.2008, Survey 08.77.01A dated 20.10.2008, Proposed Plans 08.77.02A dated 20.10.2008, Letter dated 25.02.2008, Photographs dated 25.02.2008, subject to:

Conditions / Reasons

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. 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.

3. No development shall take place until a panel of walling has been constructed on the site and approved in writing by the Local Planning Authority and the development shall be constructed in accordance with the approved brick panel.

Reason: To ensure that the development does not harm the character and appearance of the Conservation Area, Listed Building and the visual amenity of the locality in general.

Contact: Robin Gilbert