

TONBRIDGE & MALLING BOROUGH COUNCIL
PLANNING and TRANSPORTATION ADVISORY BOARD

22 May 2006

Report of the Director of Planning & Transportation

Part 1- Public

Matters for Recommendation to Cabinet - Non-Key Decision (Decision may be taken by the Cabinet Member)

1 HISTORIC BUILDINGS GRANTS – EXCEPTIONAL CASE

Summary

An application for grant assistance to a non-listed building was recommended for approval at your last meeting. A decision on the matter was deferred in order to allow Members an opportunity to view the building.

1.1 9 Hadlow Road, Tonbridge

1.1.1 As reported to your last meeting, I have received a request for grant assistance with the repair of the entrance porch and glazed lean-to at 9 Hadlow Road, Tonbridge. The building, which although not on the statutory list, is situated within the Tonbridge Conservation Area and makes a significant contribution to the character of the area.

1.1.2 This application was considered by the Board on 27 February 2006, following which the matter was deferred to afford Members the opportunity to assess the appearance of the property and to ensure an award could be exceptionally justified in this circumstance. I trust that Members have now had an opportunity to view the building.

1.1.3 As indicated in my previous report, because of the importance of this building to the Conservation Area I consider that modest grant assistance would be appropriate, subject to the owner submitting joinery details, for prior approval; and the detailed design and materials being consistent with the period of the building.

1.2 Legal Implications

1.2.1 The Council has powers to make grant assistance in this way, by virtue of the Planning (Listed Buildings and Conservation) Act 1990.

1.3 Financial and Value for Money Considerations

1.3.1 This grant offer can be met from existing budgets.

1.3.2 It is a possibility that, as this building is one of a pair, a future grant application could be received for the neighbouring property.

1.4 Risk Assessment

1.4.1 Grant assistance will help the restoration of important buildings and structures in the Borough and reduce the risk of deterioration.

1.5 Recommendation

1.5.1 An Historic Building Grant **BE OFFERED** for the repairs to the entrance porch and glazed lean-to at 9 Hadlow Road, Tonbridge, subject to the Council's normal terms and conditions, and to the specific requirements set out in this report.

The Director of Planning & Transportation confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and policy Framework.

Background papers:

Nil

Contact: David Duce

File ref: 13/21

HB05/10

Steve Humphrey
Director of Planning & Transportation