

2.6 REFERENCE NO - 18/500880/FULL & 18/500881/LBC			
APPLICATION PROPOSAL Proposed conversion from A2 to C3 to provide 2No 1 bedroom self contained flats and refurbishment of building (Resubmission of planning application 17/505859/FULL).			
ADDRESS 7 Preston Street Faversham ME13 8NS			
RECOMMENDATION Approved subject the receipt of satisfactorily amended drawings			
REASON FOR REFERRAL TO COMMITTEE Contrary Representations from Town Council			
WARD Abbey	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Alastair West AGENT Maylands Consulting	
DECISION DUE DATE 18/04/18	PUBLICITY EXPIRY DATE 13/04/18		
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
17/505859/FULL & 17/505860/LBC	Proposed conversion from A2 to C3 to provide 2No 1 bedroom self contained flats and refurbishment of building	Withdrawn	10/01/2018
17/503933/LBC	Listed Building Consent for the repair and reinstatement of the building following extensive fire damage.	Approved	21.12.2017

1.0 DESCRIPTION OF SITE

- 1.01 The property is a Grade II listed building, dating from the late C16 with later changes. It is situated at the town end of Preston Street, within the Faversham conservation area and the Core Shopping Area. The building was the victim of a serious fire last year, when much of the original and later fabric was lost. However, the main structural beams and timbers survived the fire, and the basic form of the building remains.
- 1.02 The property was used for many years as a travel agency. As such, it enjoyed A1 use, rather than the A2 Offices and Professional Services use. However, from 2013, the property has been used as a solicitors’ office (A2 use) under Permitted Development rights.

2.0 PROPOSAL

- 2.01 The proposal is to leave the front two-thirds at ground floor level of the property as A2 Professional and Financial Services use, but to convert the rear downstairs third and all of the first floor to two one-bedroom flats. This would involve a new corridor and stairs to access the flats from the single street facing front door of the property. Flat one would be situated at the front of the building on the first floor above the commercial area. Flat two at the rear would be over both ground and first floors.
- 2.02 The present use of the areas to be converted is now given over to store rooms, and an office upstairs at the rear.

- 2.03 The application is accompanied by a Design and Access Statement, which incorporates a Heritage Statement. This has noted the initial concerns expressed by the Conservation Officer with regard to the method of conversion and has adapted and responded to those concerns.
- 2.04 Apart from necessary repairs following the fire, and the replacement of the fenestration with new joinery, the exterior will remain virtually as was, save for the removal of a small chimney stack towards the rear.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
No. of Storeys	2	2	-
Parking Spaces	0	0	-
No. of Residential Units	0	2	+2

4.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

Conservation Area Faversham

Listed Buildings SBC Ref Number: 1282/SW

Description: G II 7 AND 8, PRESTON STREET, FAVERSHAM

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): Paragraph 132 (Listed buildings)

Bearing Fruits 2031 – The Swale Borough Local Plan 2017: Policies CP4 (Design), CP8 (The historic environment), DM14 (General development criteria), DM16 (Alterations), DM32 (Listed buildings) and DM33 (Conservation areas)

Supplementary Planning Guidance (SPG) relating to Conservation Areas, Listed Buildings and The Conversion of Buildings into Flats & Houses in Multiple Occupation.

6.0 LOCAL REPRESENTATIONS

- 6.01 The Faversham Society objects to the loss of the ground floor store room.

7.0 CONSULTATIONS

- 7.01 Faversham Town Council comments as follows;

*‘No Objection to the upstairs being developed for residential use. But Object to removal of office and storage on the ground floor.
Condition: 1) An Historic Buildings Survey should be completed before any works take place.’*

- 7.02 No representations have been received from the County Archaeological Officer.

8.0 APPRAISAL

- 8.01 As this property enjoys A2 office use, even though the property is within the Core Shopping Area where changes of use from A1 retail are generally not encouraged under Policy DM1, I do not share the concern of the Town Council about loss of the ancillary office and storage space. I do not consider that the loss of the storage space at the rear of the ground floor level would have an adverse impact on the vitality and viability of Faversham Town Centre, as the A2 use would be retained, with its commensurate employment and commercial advantages to the local economy. In any case the property still retains a basement storage area which will serve the commercial part of the premises. As the proposal includes the restoration of the previous large shop window, the property would also be viable for a future A1 use, if such a change was required. As such, I am of the opinion that the loss of the storage and office area to the rear of the ground floor area would not have an adverse impact upon the town centre offering.
- 8.02 The conversion of the building to two flats would provide two small dwelling units in the town centre within the existing building envelope. It will also use an upper floor area which is line with our policy for town centres. Smaller, less expensive units are certainly required within the Borough, and this proposal, if approved, would certainly provide such units, suitable for both younger buyers or older buyers who wish to downsize.
- 8.03 I note that neither flat would have private parking facilities, but in such a central location within Faversham, where buses are frequent and the railway station is a few minutes' walk away, Kent Vehicle Parking Standards (IGN3) do not require private off-road parking spaces. Public car parks in the form of the central car park adjacent to Faversham pools, and in Institute Road, are a two-minute walk away.
- 8.04 Whilst the proposed flats both more than meet the floorspace standards advised in the Council's relevant SPG I am currently discussing the layout of the front flat with the applicant as I am concerned that the sole bedroom to this flat relies solely on a window situated on the side boundary at the rear. If this window were to be blocked or obstructed externally perhaps by any future extension or alteration works to the adjacent property this could lead to the flat having a poor standard of amenity. Possible solutions include re-planning the flat to rely more on the front street facing window and utilising the side window for a bathroom or kitchen which could ultimately manage without a window. I hope to be able to report further on this matter to the meeting.

9.0 CONCLUSION

- 9.01 As the proposal would provide two much needed smaller housing units within Faversham, without significantly adversely affecting the vitality and viability of the town centre, I am inclined to recommend that the proposal hereby admitted be approved, subject to resolution of amenity concerns and to strict adherence to the conditions included below.

10.0 RECOMMENDATION – GRANT Subject to the following conditions:

18/500880/FULL – Planning Permission

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) No development shall take place until details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (3) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 – 1900 hours, Saturdays 0730 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

Councils approach to the application

The Council recognises the advice in paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) and seeks to work with applicants in a positive and proactive manner by offering a pre-application advice service; and seeking to find solutions to any obstacles to approval of applications having due regard to the responses to consultation, where it can reasonably be expected that amendments to an application will result in an approval without resulting in a significant change to the nature of the application and the application can then be amended and determined in accordance with statutory timescales.

In this instance, the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

18/500881/LBC – Listed Building Consent

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date on which this consent is granted.

Reason: In pursuance of Section 18 of the Listed Building Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) No development shall take place until details in the form of samples of external finishing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (3) No development shall take place until detailed drawings at a suggested scale of 1:5 of all new external and internal joinery work and fittings together with sections through glazing bars, frames and mouldings have been submitted to and approved by the

Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (4) No development shall take place until details of external finishes and colours have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (5) Before the development hereby permitted is commenced, samples of any replacement roof tiles (including ridge and/or hip tiles) to be used in the reconstruction of the roof (whether they be new or re-claimed) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (6) No development shall take place until samples of the weatherboarding (in its proposed stain or paint finish) to be used in the partial cladding of the side elevation shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (7) The existing cast iron rainwater goods shall be retained and refurbished/repared as far as is practically possible, and any replacement rainwater goods to be provided (where needed) shall be of cast iron and match the dimensions and profile of the existing retained rainwater goods as closely as possible. The completed rainwater goods system shall be provided with a traditional black painted finish using a proprietary metal paint.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (8) The replacement (timber) windows for the rear elevation shall be constructed in accordance with the approved joinery drawing (ref. MC17066 010).

Reason: In the interest of the special architectural or historic interest of the listed building.

- (9) Before the relevant work commences, a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for the diamond mullion window openings to be fitted with a custom secondary glazing system (incorporating double glazing) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (10) Before the relevant work commences, a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for the replacement door to the rear elevation of the building shall be submitted to and approved in writing by the Local Planning Authority. The drawings to be submitted shall show how the existing segmental arch at the head of the existing door opening shall be adapted to take the proposed wider, double-opening door design, and shall be accompanied by a detailed method statement. The development shall then be carried out in complete accordance with these approved details. (Please also see Informative below).

Reason: In the interest of the special architectural or historic interest of the listed building.

- (11) Before the relevant work commences, a 1:10 elevation detail and a 1:1 or 1:2 plan and vertical section for the new internal doors (including their associated architraves) to be provided in the building (as shown on the approved proposed floor plan drawing – ref. MC17066 002 Rev. C) shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (12) Before the relevant work commences, a 1:1 vertical and plan joinery section showing the tread and riser and any skirting for the new stair between the ground and first floor shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (13) The new partitions to be inserted at first floor level shall be scribed around the profile of the existing tie beams to which they abut. The tie beams are not to be cut in the carrying out of the conversion works without the prior written approval of the Local Planning Authority.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (14) Before the relevant works commence, a specification (including detailed and scaled section drawing) of the fire and sound partitions to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (15) Before the relevant works commence, details of any vents, flues or pipe overflow outlets to be provided in relation to the proposed conversion works, shall be submitted and approved in writing by the Local Planning Authority. The submitted details shall include a floor plan and part elevation indicating the exact location of the vent, flue or pipe overflow outlet to be provided. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (16) Unless previously agreed in writing with the Local Planning Authority, new/replacement pipework and cabling serving the new flats and reconfigured/refurbished retail unit shall run in the floor voids at ground and first floor level and be aligned in order to avoid the need for cutting into the floor joists.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (17) Before the relevant works commence, details of the new, replacement or retained and repaired/refurbished floor finishes to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in complete accordance with these approved details.

Reason: In the interest of the special architectural or historic interest of the listed building.

- (18) Unless previously agreed in writing with the Local Planning Authority, all making good works shall be carried out using matching materials and finishes (including colour finish).

Reason: In the interest of the special architectural or historic interest of the listed building.

INFORMATIVE

- (1) The sections to be provided shall include part of the surrounding masonry or joinery bordering the door opening and shall be set out clearly (annotated as necessary) to show the following details, as applicable:

- Depth of reveal
- Glazing section (thickness of glass and in case of double glazing, dimension of spacing between the panes of glass)
- Glazing bar profile(s)
- Door frame
- Weatherboard and threshold detail

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

