

Notes of June Planning Committee prepared by Anne Salmon, Chair of Planning

A number of applications were considered by the Planning Committee and the following comments will be submitted to the society's board for consideration:

20/501703 19.5 West Street, Faversham ME13 7JE. Listed building consent for conversion of one four-bedroom dwelling to two separate dwellings. This is part of the Tassells office building and the existing dwelling was created pursuant to a planning permission in 2017 together with alterations to the elevation on West Street involving a new ground floor door and window on the front. The present proposal swaps the door and window over. It also creates a one bedroom flat over two floors at the front and a separate three bedroom flat with access to Leslie Smith Drive at the rear. This adds one extra unit of housing in the town centre in a sustainable location. The external alterations are minor and those to the front are similar to changes already approved.

Comment: The internal alterations make rather better sense of the building layout from the listed building angle than the existing arrangement, particularly with regard to stairs and floor level changes. The proposed elevations are a positive improvement to the appearance of the frontage by making the two buildings more distinctive and would enhance the character and appearance of the conservation area.

20/501681. The White House, Badlesmere Lees ME13 0NX. Demolition of an existing garage and erection of a detached three bay garage with office and home storage above and alterations to site boundaries including replacement of existing fencing, erection of new stone piers and an electric opening gate.

This is set back from Ashford Road towards the rear of The Lees and is a minor alteration to the house and its garden.

Comment: No objection is raised to the erection of the new garage and garden wall. However, it is suggested that Swale Council should add an informative that the new garage should not be converted into a separate dwelling

20/501720 The Gate House, Lees Court, Sheldwich ME13 0ED. Demolition of existing rear extension and removal of chimney stacks, erection of single storey side and rear extension and internal alterations. This building is at a former entrance drive into Lees Court. There is another lodge-style building on the opposite side of the drive which has had some alterations. In the case of the Gate House, the present extension is lower than the main building and is at the rear so it is not prominent and the building retains its form in looking like a gate lodge. It also retains original chimney stacks. In this form, it is clear that it is a subservient building to a more important building that the drive would serve. The proposed replacement extension doubles the depth of the building with an extension the full size of the existing building. In addition, a side extension set back from the front would be constructed in brick with a flat roof in the design of an orangery that would normally be found on the rear of a big house. The chimneys would be removed from the original building.

Nigel Mannouch said he has been associated with Sheldwich Cricket Club as a player, committee member and now umpire for 52 years, so is very familiar with this property. After being lived in by the same family for many years (40-50) it has been empty for quite a few years and greatly in need of refurbishment. He would agree that the chimneys should be retained, but supports the remainder of the application. We should be pleased that someone is willing to take this on, rather than the property become beyond repair.

Jonathan Carey commented: By chance I looked at this empty building during a cricket match on the Lees, last year. It is one of a matching pair and although both have been extended in slightly differing ways in the past, their integrity as a pair remains intact. It is highly unfortunate that they are not Listed, but they are rightly in the CA. They are the Lees Court Lodges to the drive that must originally have left the Ashford Road somewhere near the Lords and Lords' Cottages corner and crossed the fields to Sheldwich Lees. I note that the design statement says the Clients' brief was to create "a large family dwelling." This is inappropriate for what was originally a simple 4-room lodge. I wouldn't object to a modest extension and recognise the present one is grim and of no consequence. But this proposal is 3 times the size of the original Lodge footprint, its design is too dominant and inappropriate for the area and the junction of the new flat roofed extension with the old Lodge is clumsy. The development's bulk and the removal of the original chimneys would cause positive harm to the character of this Part of the Conservation Area. We must oppose this proposal

Patsy Rogers said she agrees with all the comments. She thinks that the Gate House should be left as a gate house and not altered or extended in any way.

Comment: This application should be refused. Although the Gate House is not a listed building it is in a conservation area and was planned and built as a one of a matching pair of lodges that were part of the Lees Court complex. This would have been a subservient building and was intended to be small. The existing extension is subservient, and when viewed in the context of the existing hedge, the distinctive built form of the existing building remains clear and intact. The proposed extensions make the building into a much larger house which would not have been appropriate to this setting. The removal of the chimneys harms the appearance of the building which is characteristic of its period and function. The side extension appears pretentious in its design and too high, obscuring the roof form of the existing building; it is inappropriate to the setting and design of its parent building which was intended as a lodge, not a main house in its own right. We therefore believe this proposal would harm the character of this part of the conservation area.

20/501711 54 Stone Street, Faversham ME13 8PS. Erection of a full width rear extension at rear lower ground floor level. This is one of the houses on the north side of Stone Street designed by Edwin Povey. They were built after brickearth was extracted along Stone Street so that their lowest floors are largely below the level of the street. The extension would be designed in brickwork like a small orangery/conservatory with a lantern light. The extension would not harm the existing rhythm of extensions and voids.

Comment: The design of the extension to this building is welcomed and the care that has been taken to ensure that it fits with the character of the building and the area.

20/501861 89-90 Preston Street, Faversham ME13 8NU Listed building consent for conversion of the upper floors to 4 residential apartments and erection of an additional storey. This building is the present KGN newsagent and has vacant storage above. Its frontage is in two parts, one part slightly forward of the other and it has pitched, tiled roofs. The upper floors are in poor condition internally. It is over one storey lower than the much later 91 Preston Street. It appears to be a significantly older building fronted up in the Victorian period. The proposal is to reduce the area of the shop to provide cycle storage and an entrance to the flats, and to create the extension in the form of a mansard roof set back from the front elevation.

Comment: This application should be refused. The loss of a substantial part of the ground floor shop unit would harm the retail character of the area. The conversion of this to a residential lobby for the

flats would be an inappropriate use within the retail area. It is clear from the present roof structure that this is a much older building and reflects part of the historic character of Preston Street before the major late Victorian alterations and later removal of historic buildings in the 1950s. It was originally two properties which each retain their original medieval plot size and shape and so play an important part in the texture of the town centre. The building contains a lot of important timber framing, internal partitioning, chimney and roof structure. The proposal would result in the loss of all internal partitions, the fireplaces and chimney stacks and the two old pitched roofs. Although the additional floor is intended to be set back from the street frontage, it will be highly visible from Preston Street and will alter the size and scale of nos 89-90 inappropriately and will dwarf the lower shops to the south. The removal of the chimneys would harm the streetscape in this central part of the Conservation Area. The design of the mansard roof is bulky with materials and windows that fail to reflect the character of the existing building. On the side elevation which is exposed to views down Preston Street, the mansard would present a taller blank wall which would harm the appearance of the street. All of the windows have incorrect proportions for the age and character of the building. It is considered that the proposal would present at least a medium level of less than substantial harm which is not outweighed by the public benefit of providing 4 additional flats in the town centre.

20/501715 Land at Perry Court, London Road, Faversham ME13 8RY. Erection of 58 residential dwellings including associated access, landscaping and infrastructure including realignment of access to the existing Oasthouse. The site at Perry Court was originally allocated for 370 houses. The current scheme which is being built out includes 310 houses. Separate planning permissions have been granted for an Aldi supermarket and hotel at the Ashford Road entrance to the site and a 66-bedroom residential home for elderly. The site forms an inner ring around the garden of the existing Perry Court farmhouse which is accessed from London Road. The scheme would be build and laid out as an integral part of the ongoing Perry Court development. It includes 35% affordable housing and the units would be accessed by roads laid out as extensions to those already approved. It would be built by the present developers. The applicant is making a virtue of the existing public footpath that runs through the site creating a quick access from the site via the A2 and continuous paths to the centre of the town.

20/501931 Land at Perry Court Local Centre, plot 4, Tettenhall Way, ME13 8XN Erection of a retail terrace (classes A1, A2, A3, A5 and D1). This is at the entrance to the Perry Court off Ashford Road. There is a small area which was intended to be landscaped and provide a small number of parking spaces at right angles to the Aldi supermarket which is intended to be constructed. It is intended to erect a terrace of three units in a two-storey building in materials similar to the approved Aldi, that is brick with vertical timber cladding and polyester powder coated shopfronts. These would be used to provide shops or takeaways or could be used as a doctor's or day nursery as all these uses are in the specified types. Given the current application for the extra houses and the potential for a business park, they could add to the sustainability of the site. The developers have submitted a sequential assessment to address whether the uses could be provided in or adjacent to the retail centre in Faversham. This does not really compare like with like in terms of size and all sites are over one mile away.