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**APPLICATION FOR FULL PLANNING PERMISSION
BY
WILLIAMS GROUP LIMITED**

RELATING TO

**CULLS FARM
DEAN STREET
EAST FARLEIGH
MAIDSTONE
ME15 0PS**

HERITAGE STATEMENT

JANUARY 2021

PH/20/105

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1. This Heritage Statement has been prepared following a request from Maidstone Borough Council in association with application 20/506064/FUL which proposes the demolition of the existing vehicle workshops and the erection of 10no. and 1no. commercial office building with associated access road, parking, landscaping, drainage and utilising the existing access.

2. The application site is not located within the Conservation Area nor does it comprise any buildings that either statutory or locally Listed. The site does not share a boundary with any Listed properties or Heritage Assets. However, the nearest Listed Building comprises Malt House Cottages on the opposite side of Dean Street from the site itself.

3. This statement has been prepared in accordance with Section 16 of the National Planning Policy Framework. Paragraph 189 of this document requiring for applicants to describe the significance of any heritage assets affected by a development that is being proposed.

4. A photograph of Malt House Cottages can be seen below, and the aerial image also provided illustrates the distance of Listed cottages away from the application site.





5. In relation to the listing of Malt House Cottages, the Historic England database confirms that these properties are Grade II Listed with the entry number 1249494. A copy of the listing can be seen below:

Statutory Address: MALT HOUSE COTTAGES, DEAN STREET

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: East Farleigh

National Grid Reference: TQ 74359 52779

Heritage Category: Listed Building

Grade: II

List Entry Number: 1249494

Date first listed: 26-Feb-1987

Statutory Address: MALT HOUSE COTTAGES, DEAN STREET

Details

Dean Street TQ 75 SW EAST FARLEIGH 2/28 Malt House Cottages GV II

House, now house row. C16 or earlier, with later alterations, restored in C20. Timber framed, roughcast, with slate roof. 2 storeys and attic on rendered plinth. Gable end jetty to left. Steeply pitched hipped roof. Projecting buff brick stack with rendered base to left gable end. Buff brick ridge stack towards centre and buff brick stack in front slope of roof to right end addition. Irregular fenestration of 7 casements; two 3-light to left of central stack, two 2-light and two 3-light to right, and one 3-light to right end addition. Half-glazed door in roughcast porch to No. 1 (towards left end, ribbed door to No. 2 under stack and another to No. 3 towards right end. Half-glazed door in roughcast porch to right end of main range. Interior not inspected. Formerly known as Nos. 1-4 Well House.

Listing NGR: TQ7435952779

6. In relation to the impact on the setting of these Listed dwellings, the Council will note that the application proposes to redevelop an existing industrial site to provide traditionally designed dwellings. The above information demonstrates that the site would be some distance away from the Listed dwellings and there is a field positioned between the site itself and the western side of the highway within Dean Street.



7. The distance preserved and the manner in which the application proposes a residential development more in keeping with this rural setting would ensure that no harm to the setting or character of the Listed Buildings would be caused by the development.

8. The application would therefore comply with the requirements of Section 15 of the NPPF and Local Plan policy which seeks to preserve and wherever possible enhance the setting of existing heritage assets.