

26 September 2023

Planning Department Team
Maidstone Borough Council

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Planning Portal Ref: PP-12483151 and PP-12483170

Re: Heritage Statement for Change of use, display of advertisement and listed building consent applications

SITE LOCATION: 18 Gabriels Hill, Maidstone, Kent, ME15 6JG

Dear Sir/Madam

This statement is submitted as the partial fulfilment of the planning application for the property located at 18 Gabriels Hill, Maidstone, Kent, ME15 6JG. The subjected property is a grade II listed building and is located within the Maidstone Centre (North) Conservation Area and therefore, as required we provide below a brief heritage statement to be read in conjunction with the Planning Application for the change of use.

Building Description:

Name, (Statutory Address): 16 AND 18, GABRIEL'S HILL

Type of Record: Grade II listed building. C18

Date first listed: 02-Aug-1974

List Entry Number: 1086344

National Grid Reference: TQ 76117 55711

Assessment of Significance:

16 and 18 Gabriels Hill, which according to the National Heritage List of England was built in C18, and is situated in a row of buildings (all retail outlets). Several buildings in the locality are of historic significance/listed buildings and are converted into shops with A1, A2 or A3 use. The property in question has been used as Class E previously, and has a modern shop front appearance with panelled door and window. According

to Historic England record, Nos 4 to 20 (even) form a group and these properties were first listed in 1974. And list description shows that what is listed is, *“GABRIEL'S HILL 1. 5278 (South-West Side) Nos 16 & 18 TQ 7655 NW 2/32 II GV. 2. C18. 3 storeys and attics painted brick. Mansarded slate roof with 2 dormers. Parapet. 5 sashes in all with glazing bars intact above ground flow. 1st floor window spaces with segmental heads. 2 blocked window spaces on the 2nd floor. Modern shopfronts”*.

Impact Assessment:

Structurally the building is in a good condition internally and externally, hence no structural works are proposed. However, as described in the Design and Access statement, site is vacant and due to deteriorated condition it is essential to carry internal renovations in-order to bring back the historic building back to life and to start any business. Hence, the proposed renovation works comply to Section 72 of the Planning (Listed building and Conservation Areas) Act 1990 which sets out with respect to any buildings or other and in a conservation area that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

As this application does not propose any external or structural alterations and retains the historic features described above. Therefore, the proposal will preserve the character of the conservation area. Being currently vacant the proposed start of a Nail saloon is considered to be appropriate to the commercial locality and there would be no material harm to the vitality of this retail location, which ensures that the proposed change application harmonises with the existing street scene or other features of the conservation area which are considered desirable to retain or enhance.

Further, having regard to the nature of the proposed use and its surroundings, it is also not considered that the size of the unit and the activities associated with such a use would cause any significant demonstrable harm to neighbor's amenity in the form of noise and disturbance.

And, there is no:

- Affect to any heritage assets caused by the proposed changes in this planning application.

- Assessment of the heritage assets using appropriate expertise required.
- Assessment of the impact of the proposal required.
- Relevant historic environment record needs consulting.

Conclusion

The proposal does not include any external building works to the building hence does not affect the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape, roof style. As the shop front has already been modernized previously to match rest of the characteristics of the Conservation area hence there are no direct effects on the proposal “Change of use” from Class E to Nail Parlor (Sui Generis).

This proposal does not change any of the characteristics of the historic side. This proposal only adds value to the historic side. Therefore, there are no direct effect on the conservation area or listed building.

Based on the above information, it is requested to grant the approval for change of use from Class E to Nail Parlor (Sui Generis). Should you have any queries in respect of this submission, please do not hesitate to contact me. My contact details are included in the letterhead. Alternatively, I look forward to receiving your written confirmation of validation of the planning permission.

Yours sincerely,

Dr. Muhammad U Safdar

BSc (Hons), MSc, Phd, Member of ICE & BGA