

26 September 2023

Planning Department Team
Maidstone Borough Council

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Dear Sir/Madam

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

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

On behalf of our client, Miss Thi Kim Tuyen Le, I am pleased to submit “Change of use” application for ground floor premises to nail saloon for the above property, via the Planning Portal (ref: PP- 12483151). The scope of this application also includes permission to display advertisement at fascia and hanging signs. The building requires some internal renovations and for this purpose “Listed Building Consent” application is also submitted via the Planning Portal (ref: PP- 12483170).

The Property is located within the secondary shopping frontage of Gabriels Hill, Maidstone, which offers a prime trading position to a variety of retail uses. The location is well represented with a mixture of national occupiers with a number of independent traders, estate agents, restaurants and local businesses.

The Property is a four storey building with the Mansarded slate roof. Upper floors offer separate residential flats and are not included in the application. Hence, the application is for Ground floor only. (Please refer to submitted Floor Plans). The ground floor includes an open plan shop area with shop window display. The subjected property is a grade II listed building and according to Conservation area Map available on Council’s website, the site is situated within the Maidstone Centre (North) Conservation Area.

The site is currently vacant. The access to the property is as existing from the front via Gabriels Hill over the existing pavement. (Please refer to Location Plan). The property also benefits from the separate rear pedestrian access door to the yard. As the site is close to the centre of Maidstone, parking is limited around the site, however pay and display parking is available around the site which is some 5-minute walking distance. The site is easily reachable by car and public transport, with bus stops and railway station close by.

This Change of use planning application comprises the following documentation:

- This cover Letter outlining Design and access statement
- Online Application Form
- Correct Application Fee of £658.00, Paid Online via Planning Portal
- Site Existing Floor Plan (Scale 1:50)
- Site Proposed Floor Plan (Scale 1:50)
- Location Plan (Scale 1:500)
- Site Existing Front Elevation (Scale 1:50)
- Site Proposed Front Elevation (Scale 1:50)
- Signage Plan (Scale 1:20)
- Signage Section (Scale 1:20)
- Heritage Statement
- Lighting Statement

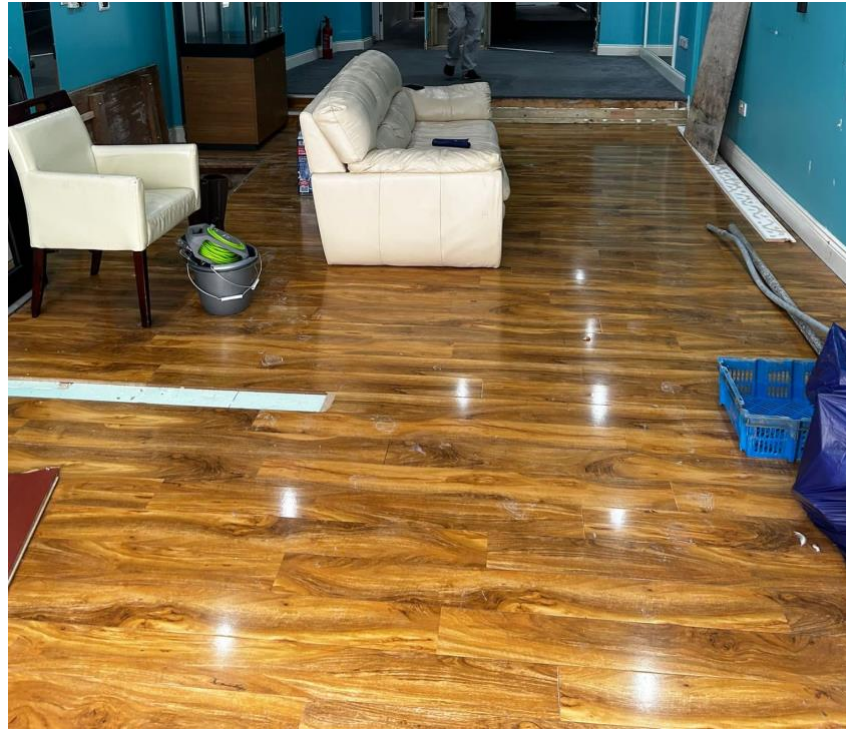
This planning application is for change of use, consent to display signage and internal renovations. The Site is currently vacant. The scope of the application reflects:

- The proposal includes internal renovations on the site. (Please see following section for details)
- The application does not involve any alteration to pedestrian or vehicular access.
- The application does not propose any development add/remove of parking spaces.
- The proposal does not affect the local landscape character.

- No changes or alterations are proposed to the existing drainage system of the site.
- According to Government's Flood map for planning, the site is not within an area at risk of flooding. Further, the site is not situated within 20 meters of a watercourse.
- The proposal does not include the gain, loss or change of use of residential and non-residential units or floorspace.
- This proposal does not involve the carrying out of Industrial or Commercial Processes and Machinery activities and processes.
- The proposal does not involve the use or storage of any hazardous substances.
- The site can be seen from a public road, public footpath, bridleway or other public land and the planning authority can carry out a site visit if necessary.
- The land to which the application relates is not the part of an Agricultural Holding.

Internal Renovations (listed building)

- **Flooring:**
 - Currently the shop has Carpet and Laminate mixed flooring. Both Carpet and laminate floors are installed on a standard concrete subfloor, and have deteriorated considerably. The proposal is to supply and fit Marble effect, non-slip Porcelain floor tiles. Size 800mm x 800mm. The proposed floor tiles will enable easy and effective cleaning of the shop floor and will contribute positively toward the significance of the listed building interior.



Picture 1: Existing Laminate Floor.



Picture 2: Existing Carpeted Floor.

- **Lighting:**

- Currently, shop has the LED Downlights installed within the ceiling. However, some of the lights are missing. The proposal is to install the new LED Downlights of the same design. Please note no electrical wiring

alteration is required for the installation of the ceiling lights, and the existing electrical wiring will be used to supply electricity to the ceiling lights. Further, no alterations are proposed in general electrics.



Picture 3: Ceiling and Lights.

- **Interior Walls (Paint):**

- The proposal also includes repainting of the interior walls of the shop. Currently walls are painted to Mint turquoise, (RAL 6033) colour. The proposal is to repaint the walls to Oyster White, (RAL 1013) colour, in order to optimize the natural light and produce attractive ambiance.

Signage

The application also seeks permission to display new advertisement of an existing Fascia Board and the erection of 1x Internally-Illuminated Hanging Sign, at the premises. Historically, Fascia and hanging signs have been permitted to display at the premise. This new application is in-line with previous premissions to display new advertisement for new business in the conservation area. The detailed description of the proposed signage is provided in the application for Change of use and display of advertisement Planning Portal (Ref: PP-12483151).

Conclusion

Site is currently vacant and given the deteriorated condition of the interior décor, it is indispensable to carry out the renovation works in-order to bring back the historic

building back to life and to start new business. Therefore, it is determined that above explained internal renovations would not have any negative impact to historic significance of the premises in any aspect, but will only improve the existing condition of the shop's interior.

The scope of the proposal including, "Change of use", renovations to the listed building interior and display of new signage is in-line with the council development plan. It is concluded that in any aspect the proposal is not contradicting with council's policy. In addition, the proposed business will bring diversity to the retail location and will provide new employment opportunities. Which will not only contribute towards the economy of the town centre but also to the local community.

Based on the above information, it is requested to grant the approval for change of use.

Please note that the national list of requirements and the local validation checklist have been fully adhered to in the preparation and submission of this planning application. 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

Encl. As above

Cc. Applicant