



Housing-Solutions

better homes by design

Your ref:

Our ref: HPH/0523/18000

18th September 2023

Planning and Development
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent ME15 6JQ

**Re: The Harrow PH – Full Planning & LBC for the Conversion of The Harrow to form
3no. 2 bed. Cottages with Parking and Amenity Space.**

Further to your Pre-App Advice provided in July, with ref: 23/502818/PAPL, a full planning and LBC application is attached to this letter.

The application is for the conversion of the Harrow PH into three 2 bed. units with the provision for parking and all the ancillary requirements for such a development.

The submission includes the following:

- Completed Application Form
- Design, Access & Heritage Statement
- Property Survey
- Financial Appraisal of The Harrow`s Operations
- Photo Gallery
- Plans/drawings

All the observations and comments contained in the Pre-App have been addressed in the above documents and whilst a number of the responses do not agree with those of the planning officers, the majority of the points raised have been addressed in a positive manner.

Any project that includes changes to a listed building requires an understanding by all parties in regard to the fabric of the building and how to ensure that such a property is maintained and not allowed to degrade and ultimately be lost over time.

It is believed that the conversion is necessary in order to ensure the retention of the protected building with only minor additions to the rear elevations.

The structural walls have been mainly retained to ensure stability of the building and also to retain the fabric of the property both in terms of the visual impact of the elevational treatments and the materials used in the construction.

The existing aperture for the staircase (Unit 1) is to be retained, although the orientation of the staircase will be reversed. This will minimize the need to remove unnecessary structural elements of the listed building's fabric.

When dealing with such a building, it is also pertinent to develop an operational relationship with the planning officers to ensure an ongoing agreement to how to proceed with any queries that may arise during the redevelopment.

Finally, the reasons for this application are simple. The operation of a public house in this village is just not possible, which is clearly shown by the Financial Appraisal (Appendix 1) and by the comments made in the D & A Statement. Every effort has been made by the current owners, four community members, to provide a facility that could be enjoyed by all the village, however, the support for such a venture is just not there.

The need for smaller homes in rural villages is well documented, ensuring some new accommodation is more affordable than the larger homes apparently favoured by many authorities. This is an opportunity to provide 2 bed. units that have a history and are not just boxes providing the required `affordable housing` quota under the usual policy.

The question must be asked, what happens if the Harrow is not converted. It clearly cannot exist as a commercial venture.

If any further information is required then please do not hesitate to ask.

Thank you.

