

## **Building 1-Standard Quay -For FS Planning and Board 2 and 3 January 2017**

Current application reference 16/508341 Building 1, Standard Quay. Erection of single storey extension, internal and external alterations, use of ground floor as restaurant, first floor as function room/art gallery and part ground floor as Cambria museum

### Comments on current application from relevant bodies:

Historic England-asked for more time until 16/1/17 so no comment yet

KCC Highways-inconsequential impact on traffic taking into account the school, pubs and residential uses

KCC-Parking-no problem with only 20-25 spaces as shared with other uses at the site

KCC-Public Rights of Way-require condition that there are no parking spaces created on line of footpath (footpath may change as result of Natural England negotiations with landowner)

### Design and Access Statement

Planning history:

Planning permission refused 2012 for 4 reasons. Appeal by informal hearing including site visit 2013. Inspector awards costs against Swale BC and removes three of the reasons for refusal: These mean:

1. The restaurant use is not harmful to the vitality or viability of the town
2. The restaurant use is not in conflict with any policy about maritime history, maritime use or marine use
3. The restaurant use will not cause significant nuisance or any risk to highway safety.

Only outstanding issue was the impact on the building of the works to create the restaurant , not the restaurant in principle. The Inspector thought that the works would make the building too refined because of the internal and external alterations.

Further planning and listed building applications 2014 went to committee at SBC with recommendation for refusal. Since then, applicants (represented by Lee Evans) negotiating with Swale Council including the Conservation Officers.

Planning policy:

National Planning Policy Framework requirement that any use of heritage asset sustains and enhances the heritage asset

Swale Local Plan (Bearing Fruits 2031) proposal is in accordance with policy NP1 which is the general policy which refers to uses around Faversham Creek.

Faversham Creek Neighbourhood Plan Examiner's report 2016 makes no change to Standard Quay list of uses for Building 1 in the Submission version which includes restaurant and museum use.

Prior to submission of the application, the applicants (Lee Evans) had been in discussion with the Conservation Officer and he sent a memo dated 6/10/16. In this, he commented on the proposal and that he supported the use and the works. He asked for a Heritage Statement to accompany the application.

This has been included and sets out how they had been working with the Conservation Officer prior to the submission of the application.

The changes include a more sensitive method of provision of kitchen extract flues and steel cladding to line the kitchen. The Conservation Officer indicated that he was happy with cladding and willing to recommended flue/vent details to the Environmental Health Officer

The scheme includes fewer new windows and doors, provision of grilles over windows to match timber boarding. WC in extension has door to provide access for moored boats(this was always part of scheme)

Signage to be painted directly onto the building-was also part of Inspector's concern.

The Conservation Officer is quoted in the memo to Lee Evans dated 6/10/2016 as being happy with the internal finishes. The Conservation Officer commented that the external changes proposed including the proposed extension reinforce the historic form and character of the building without compromising its heritage significance. The open plan layout allows for understanding of its historic use as a grain store and is a major factor in his support of the scheme.

The application includes a Heritage Statement by Lee Evans as requested by the Conservation Officer. It includes table that show how the concerns of the Inspector have been addressed.

Inspector was concerned at roof form being altered-existing roof to be retained so less impact on the existing fabric and roof void open to view

Inspector concerned at new materials inside and that building would be made too refined- now to retain existing internal cladding and insert breathable insulation behind

New windows to have non-reflective glass to reduce their impact on the conservation area

Floor of ground floor -new concrete screed of similar finish to existing

Therefore, the only reason for concern raised by the Inspector in 2013 has been overcome and there is no reason for the Faversham Society to have any concern about the proposal.

ALS Faversham Society Board 03/01/2017