

Addendum Statement of Common Ground.

Maidstone Borough Council and Pegasus Group.

Pegasus Group on behalf of Catesby.

Land at Moat Road, Headcorn.

12th February 2025: | Pegasus Ref: P21-3568

Author: GS/MG/JG

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| Signed: <i>Marion Geary</i> | Signed: Gail Stoten |
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| On behalf of: Maidstone Borough Council | On behalf of: Pegasus Group (acting on behalf of Catesby) |
| Date: 12.02.25 | Date: 12.02.25 |



Document Management.

| Version | Date | Author |
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1. Background

- 1.1. This addendum Statement of Common Ground has been undertaken by both parties following a request by the Inspector for MBC to prepare a rebuttal statement following exchange of evidence. The Heritage Proof of Gail Stoten included in its Appendix 4, a copy of "Methodology for Repair and reconstruction" by James Clague Architects.

2. Description of Development

- 2.1. MBC has had an opportunity to consider the details in the James Clague report and it is now agreed with the appellants that the description of development for the Appeal Scheme be changed such that 'demolition' of the curtilage listed Granary be changed to 'dismantling/reconstruction in situ'.
- 2.2. We agree that this does not require consultation, and is a more accurate reframing of what is now proposed, rather than a material change to what is proposed.
- 2.3. The appeal proposal is now agreed to be:

Outline application (with all matters reserved except access) for the development of up to 115 no. dwellings (Use Class C3) with 40% affordable housing including demolition of existing non-listed farmstead buildings and dismantling/re-construction in situ of curtilage listed former Granary to form an ancillary building, new means of access into the site from Moat Road (not internal roads), short diversion to the public right of way (KH590), associated highway works, provision of public open space, emergency /pedestrian access to Millbank, and associated infrastructure including surface water drainage (with related off site s278 highway works to Moat Road).

3. Methodology

Introduction

- 3.1. It is agreed that the Granary Building is Curtilage Listed. It is agreed that the other buildings present on the site are not Curtilage Listed.
- 3.2. What is proposed is the careful disassembly of the building, and its reconstruction using any salvageable material from the structure present. This is set out in further detail below, and in the draft conditions (specifically that given at paragraph 4.4 below).
- 3.3. The Granary is currently in a derelict condition.
- 3.4. A Methodology by James Clague Architects was submitted as Appendix 4 of Gail Stoten's Evidence. This superseded the plan produced by Thrive (Core Document 2.2). Further reference is made to the James Clague methodology below (paragraph 4.4).

Further detail

- 3.5. A conservation-led and conservative methodology will be undertaken with regards to the Granary. The extent of works needed can only be determined once safe access is secured, through propping and the careful removal of dangerous fabric (under agreement with the LPA). This will allow for further assessment of individual elements to be undertaken (under advice of a suitable experienced/ qualified historic building structural engineer). The structure will have a temporary weather protection erected.
- 3.6. Following the further assessment of the structure, an informed discussion will be held with the Maidstone Borough Council Conservation Officer, over the condition of the building and the extent of the full repairs/reconstruction required. It may be agreed by the Maidstone Borough Council Conservation Officer that a careful and controlled full dismantling is required.
- 3.7. As such, in order to ensure that the appeal proposal reflects the full extent of works potentially needed, it is appropriate for permission to be sought for the dismantling of the structure (which will be careful and controlled). As mentioned above, this may, in a worst case scenario, amount to a full dismantling. Thereafter it is agreed that there be a like-for-like in situ reconstruction of the main timber-framed structure utilising as many salvaged materials as feasible.
- 3.8. If it is possible to repair elements of the structure in situ, this will be realised.
- 3.9. The LPA will have control over the works through the Listed Building and Reserved Matters applications, which will cover the dismantling/reconstruction in situ of the Granary.

4. Conditions

- 4.1. The following conditions are suggested:

1) No works to the extant buildings within the site are to be carried out until a Written Scheme of Investigation for a full Programme of Building Recording (in accordance with Historic England's Guidance Understanding Historic Buildings, 2016) to Level 4 has been submitted to and approved in writing by the Local Planning Authority, and the initial stage of recording of the building in its current condition implemented. The final report on the Building Recording to be submitted for the approval in writing by the Local Planning Authority within six months of completion of the project. A copy of the final Report on the Building Recording shall be submitted to the HER and placed on OASIS (<https://oasis.ac.uk/>) within six months of completion of the project.

Reason: To allow for future research and understanding of the property and to ensure features of historic and architectural interest are properly examined and recorded.

2) Prior to the occupation of the development, details shall be submitted to and approved by the Local Planning Authority of appropriate on site interpretation of Moat Farm in accordance with a written scope with timetable, which shall include details of the wording and panel sizes/ positions, together with confirmation of access to the panels.



Reason: To ensure community awareness, understanding and enjoyment of The Moat farm surviving heritage assets, including the moat feeder pond.

3) No development hereby permitted shall take place until details, drawings and a timetable of a "Dismantling, Reconstruction and Reuse Scheme" for the curtilage listed building (Structure A/Building 3/The Granary) have been submitted to and approved in writing by the Local Planning Authority. These shall generally accord with the 'Methodology for Repair and Reconstruction of the Granary' ref 27780 by James Clague Architects dated January 2025.

The details shall include:

- i. Careful stripping and setting aside securely for reuse the roof finish, sarking boards, wall cladding and floorboards*
- ii. External weather protection for the duration of the works*
- iii. Inserting props to allow for safe access to enable recording and identifying structural components in-situ*
- iv. Arrangements for the Maidstone Borough Council Conservation Officer to agree any situ repair/reinstatement and agree timbers for removal*
- v. Revision of drawings where necessary to accord with the agreed position arising from (iv) confirming the extent of the proposed dismantling, supported by a Structural Engineers Report (CARE Approved)*
- vi. Method statement of how the careful dismantling is to be undertaken which shall be by hand, or with assistance of lifting equipment only and the materials stored securely for re-use or recording to allow for the reconstruction of the Granary. Materials should be clearly labelled (with associated annotated drawing) and stored securely on site within the former farmstead location, in a safe and weather tight manner.*
- vii. Carrying out agreed conservation repairs to the structural frame and finishes to include agreed reinstatement of missing or extensively decayed components to restore the structural assembly to a sound, load bearing condition*
- viii. All replacement materials (roof covering, wall cladding and main timber) and construction details, including joint details and door detail to be agreed by Maidstone Borough Council Conservation Officer*
- ix. There will be no additional cutting of the existing timber frame unless approved*
- x. Reinstating finishes, details to be agreed by Maidstone Borough Council Conservation Officer*
- xi. Addition of external steps and ironmongery for secure access*
- xii. Details of proposed end use of the completed reconstructed Granary building.*



Within 3 months of the development hereby permitted commencing, the initial stage of propping and clearing shall be commenced.

No dwelling hereby permitted shall be occupied until the approved Dismantling, Reconstruction and Reuse Scheme has been fully implemented as approved and the building shall be retained in the proposed end use thereafter.

Reason: In the interests of heritage asset conservation.

5. Conclusion

- 5.1. The Granary is currently in a derelict state. If the scheme comes forward in line with the conditions above, this will deliver the conservation led repair/reconstruction of the building. If no scheme comes forward, there will be no reasonable prospect of investment in the fabric of this structure to create a re-useable building.
- 5.2. The scheme in conjunction with the conditions above represents the optimal deliverable solution in heritage terms for the building.
- 5.3. In the light of the above, MBC is of the view that the removal of the reference to “demolition” of the listed building in the appeal proposal and the alternative proposal of “dismantling/reconstruction in situ” in conjunction with the agreed conditions is such that the heritage harm will be outweighed by public benefits and does not represent a reason for withholding planning permission. Reason for Refusal 2 is hereby withdrawn.
- 5.4. The Council’s position has changed due to the receipt of the detailed “Methodology for Repair and Reconstruction” by James Clague Architects provided by the Appellant via the appeal process. This has allowed for the agreed change to the description referred to above and allowed for new agreed conditions also referred to above

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