



Maidstone Buildings at Risk Register

Why are we producing this?

The purpose of the Maidstone Buildings at Risk Register is to identify the most vulnerable heritage assets in the borough and to establish necessary actions to ensure their preservation. While the majority of the borough's listed buildings are well-maintained, a small number are in poor condition and have deteriorated either due to lack of maintenance, vandalism or fire damage. As of 2023, half of local authorities in England maintain heritage at risk registers. The Council has produced this in response to a concern at the growing number of listed buildings and buildings in the borough that have fallen into a state of disrepair. The aim of the Maidstone Buildings at Risk Register is to highlight the buildings at risk which cannot be added to the national list. The Council will engage with owners of listed building and local communities to find a suitable use and to help improve the condition of buildings at risk with the aim of eventually removing them from the register.

The National Heritage Risk Register

The Maidstone Buildings at Risk Register sets itself apart from the National Heritage at Risk Register, overseen by Historic England, by encompassing Grade II listed buildings rather than exclusively focusing on Grade I and Grade II* listed buildings. Historic England's national register excludes Grade II listed buildings. Consequently, this register serves to spotlight significant Grade II listed buildings, underscoring their importance and vulnerability risk.

Overview

This Buildings at Risk document sets out a schedule of Grade II listed buildings at risk through unauthorised alterations, decay, loss of important features or through collapse. The information set out in this document will be updated regularly and made available to view on the Council's website. The Council has set out the schedule of entries on the following pages based on the National Heritage at Risk Register. The Maidstone Borough data on the National Heritage at Risk Register is updated annually and is available to view on Historic England's website. You can view the latest version of the Regional Heritage at Risk Register here:

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

The Council's Conservation Team will monitor the situation regarding heritage at risk in the borough and will work proactively with the public to improve the condition of listed buildings with the aim of removing buildings from the register. It should be noted the team is small and has limited capacity and therefore we welcome ongoing feedback and updates regarding buildings at risk.

Any information you may wish to report in this respect should be provided as follows:

By Email to: conservationofficer@maidstone.gov.uk

By Post to: Conservation Officer, Heritage, Landscape and Design, Maidstone Borough Council, Maidstone House, King Street, Maidstone, Kent, ME15 6JQ

Enforcement Strategy

Unauthorised development may seriously harm the character of listed buildings, conservation areas and non-designated heritage assets as well as causing other problems. The Council is therefore fully committed to using its powers under Section 172 of the Town and Country Planning Act 1990 to serve enforcement notices, where expedient, to allay breaches of planning control. Section 9 of the Act sets out the relevant offences. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and these too will be used to their full. In suitable cases the Council may also exercise the legal provision to seek a prosecution for unauthorised works to a listed building or the unauthorised demolition of an unlisted building.

There are numerous powers which the Council can and will use should any building fall into a state of disrepair serious enough for it to affect or to endanger the future of a listed building.

These powers are:

Urgent Works Notices (Section 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant building or, with the prior approval of the Secretary of State. Works specified can only be the minimum necessary to make the building wind and weathertight and are thus essentially temporary in nature. The owner must be given at least seven days' notice, after which the Council may carry out the specified works and reclaim the costs from the owner.

Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1999 These can only be served in respect of listed buildings. Full and permanent repairs can be specified. If an owner fails to commence work on the specified works within 2 months of the service of a Repairs Notice, the Council may start compulsory purchase proceedings in relation to the building; no other recourse is made available by the legislation.

'Untidy Site' Notices (Section 215 of the Town and Country Planning Act 1990).

Such a notice can be served in respect of any land (including a building) which the Council considers to adversely affect the amenity of the surroundings. The necessary steps to remedy the condition of the land and building need to be set out in the Notice and at least 28 days given for compliance. Failure to comply is deemed an offence and is punishable by a fine.

Criteria

The criteria for inclusion on the Maidstone Buildings at Risk Register is based on the National Heritage at Risk Register managed by Historic England. To be included on the register sites must be:

- Grade II listed
- Assessed as being at risk

Buildings for inclusion on the register will be assessed based on:





- Condition (very bad, poor, fair, or good)
- Use (residential, commercial, office, industrial, other)


Assessing vulnerability in the case of buildings in fair condition necessarily involves judgement and discretion. Buildings or structures are removed from the Register when they are fully repaired/consolidated, and their future secured through either occupation and use, or through the adoption of appropriate management.

Priority category (for buildings and structures – including places of worship) is graded as follows:

- A. Immediate risk of rapid deterioration or loss of fabric; no solution agreed.
- B. Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. Slow decay; no solution agreed.
- D. Slow decay; solution agreed but not yet implemented.
- E. Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F. Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet Implemented.

MAIDSTONE BUILDINGS AT RISK REGISTER

Site	Priority	Update	Photo
Laburnham Cottage Green Lane Boughton Monchelsea ME17 4LD	C	The property it is in a state of disrepair due to a lack of maintenance and is deteriorating.	
Beltingham House, Headcorn Road, Sutton Valence	A	Building destroyed by fire. Curtilage building neglected. Ongoing discussions regarding rebuilding and reuse of site.	
Malt House, East Street, Harrietsham	C	The property has been in a state of disrepair since 2016, the majority of the vegetation from the front elevation has since been removed and the property has been made water tight.	
Eastwood House	B	In 2021, a devastating fire left Eastwood House gutted, leaving only its foundations and low walls intact. Thankfully, there exists sufficient information to facilitate the reconstruction of the structure. While permission has been granted for the rebuilding of Eastwood House under Listed Building Consent (LBC), the implementation process is still pending.	

<p>64 Sandling Road, Maidstone</p>	<p>C</p>	<p>The property forms part of a row of terraces and shows clear signs of deterioration and lack of maintenance.</p>	
<p>The Dirty Habit</p>	<p>B</p>	<p>The Dirty Habit was recently gutted by fire. An application has been received to rebuild the property.</p>	