

**COCK STREET, THE GREEN and
THE QUARRIES
CONSERVATION AREAS
BOUGHTON MONCHELSEA
MANAGEMENT PLAN**



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Historic environment policy and practice

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Draft Assessment Criteria for Local Listing

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1 INTRODUCTION

1.1 Conservation Areas

1.1.1 Conservation areas are areas of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’¹ and were introduced by the Civic Amenities Act 1967. Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area². In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, to ensure that those qualities that warranted designation are sustained and reinforced, rather than eroded.

1.1.2 Planning permission is required for a wider range of works within conservation areas than is the case outside them, including the demolition of unlisted buildings. However, it does not control all forms of development. Some changes to family houses (known as “permitted development”) do not normally require planning permission. These include minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. The Council may withdraw "permitted development rights" under an *Article 4 direction*, where this is deemed necessary to protect the character or appearance of the area. The result is that planning permission is required for the works specified in the direction.³ The Council must also be notified of any proposal to lop or fell trees above a certain size.

1.2 The purpose of the Conservation Area Management Plan

1.2.1 The management plan sets out a framework for conserving, enhancing and managing development in Maidstone Borough Council's three Boughton Monchelsea conservation areas, to ensure that they retain the special qualities that justified their designation. The plan helps to fulfil the Council's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas.

1.3 Relationship to the adopted Conservation Area Appraisals (CAAs)

1.3.1 The management plan is based on the conservation area appraisals for the three designated areas in Boughton Monchelsea, prepared and adopted by the Council in 2008 and 2009. These define the qualities that contribute to each area's special interest. They set out the history and development of each place and analyse its appearance and character, describing significant

¹ Planning (Listed Buildings and Conservation Areas Act) 1990 s.69

² *ibid*, Section 72

³ Replacement Appendix D to Department of Environment Circular 9/95 (November 2010), DCLG

features in the landscape, important buildings and spaces, and historic associations.

- 1.3.2 The appraisals identify and evaluate the relative heritage significance of each area and its component parts to provide benchmarks against which the effects of proposals for change can be assessed. They also identify problems and potential threats to the special character of each area. The management plan explains how the areas will be managed. It sets out the statutory, administrative and procedural mechanisms for doing so, specific objectives for their conservation and enhancement; and offers practical advice for owners and occupiers.

2 CURRENT PLANNING POLICY

2.1 Planning policy framework

- 2.1.1 The legal basis for conservation areas is the *Planning (Listed Buildings and Conservation Areas) Act 1990*. National planning policy, for plan-making and decision-making affecting designated heritage assets and their settings (as well as non-designated heritage assets) is set out in the *National Planning Policy Planning Framework* (NPPF),⁴ published in March 2012, supported by the *Planning Practice Guidance* (PPG) published (online) in March 2014⁵.
- 2.1.2 The NPPF and PPG set out the criteria against which applications for development (planning permission), within the conservation areas, will be determined by the Council.
- 2.1.3 There are numerous listed buildings within the conservation areas. Listed building consent (LBC) is required for all works affecting their special architectural or historic character,⁶ both internal and external, whether or not a particular feature affected is specifically mentioned in the statutory list description. LBC is not normally required for routine (like-as-like) repairs, but may be required where such repairs could affect the special character of the building.
- 2.1.4 Listed building consent does not supersede the need to apply for planning permission. Where works or changes of use constituting development are proposed, planning permission must be sought in parallel with listed building consent.
- 2.1.5 The over-arching aim of NPPF is that there should be "*a presumption in favour of sustainable development*" (para. 14). One of the three dimensions of sustainable development is environmental and this includes "*protecting and*

⁴ *National Planning Policy Planning Framework*, Department of Communities & Local Government, 2012

⁵ <http://planningguidance.planningportal.gov.uk/>

⁶ *Planning (Listed Buildings and Conservation Areas Act) 1990*, Ch. II, Pt I, s.7ff.

enhancing ... the built and historic environment" (para.7). A core principle of the planning system is that it should "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*" (para. 17)

- 2.1.6 Conservation areas are "designated heritage assets". Therefore, they are subject to the national planning policy for such heritage assets and their settings, set out in Section 12 of the NPPF, *Conserving and enhancing the historic environment*. NPPF requires that decisions about whether change is acceptable should be based on the significance of the heritage asset. A full understanding of that significance is the first step in determining applications for development. For conservation areas this is set out in the relevant appraisal.
- 2.1.7 NPPF advises local planning authorities that: "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*" (Section 12: para 132).
- 2.1.8 With regards to designation (or extension) of conservation areas, the NPPF states: "*When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest*" (Section 12: para 127).
- 2.1.9 The significance of the settings of heritage assets and the impact of development on them is recognised at para. 128 of the NPPF. It defines "setting" (at p56) as "*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.*" Development may affect the setting of a conservation area, for example, by intruding on views into or out of the designated area, or by altering the character or use of the landscape or townscape that surrounds it.

2.2 English Heritage guidance on conservation areas

- 2.2.1 This management plan reflects English Heritage's guidance on the management of conservation areas, as contained in *Understanding Place: Designation, Appraisal and Management of Conservation Areas* (2011)⁷. Although it predates the publication of the NPPF and PPG, it is the most up-to-date

⁷ Available from English Heritage's website, www.helm.org.uk

detailed guidance available. The documents are currently "under revision", but no publication date is currently available.

- 2.2.2 English Heritage has recently consulted on three new *Historic Environment Good Practice Advice Notes*, addressing: (1) The Historic Environment in Local Plans; (2) Decision-Taking in the Historic Environment and (3) The Setting of Heritage Assets. At the time of writing publication of these notes is pending, subject to revision.
- 2.2.3 English Heritage has also produced guidance on *Local Heritage Listing* (May 2012). This includes suggested criteria for local listing, which have been used as the basis of the recommendations in this management plan. Locally listed buildings are those, which, while not meeting the criterion of national importance that would justify statutory listing, have special interest in the local context and meet criteria adopted by the local authority. In conservation areas, a local list can identify the unlisted buildings that make the most significant contribution to the character of the area. Local listing does not bring additional statutory controls, but will be taken into account by the Council when considering applications for development.

2.3 Local policy and guidance

- 2.3.1 A new Maidstone Borough Local Plan is in preparation. At the time of writing (November 2014), the consultation (Regulation 18) draft has been published. Draft Development Management Policy DM10 covers the conservation of the built and natural landscape. It states that:
"... developers will ensure that new development protects and enhances the historic and natural environment, where appropriate, by incorporating measures to:
i. Protect positive historic and landscape character, heritage assets and their settings... from inappropriate development and ensure that these assets do not suffer any adverse impacts as a result of development;
ii. Avoid damage to and inappropriate development within or adjacent to: a. Cultural heritage assets protected by international, national or local designation and other non-designated heritage assets recognised for their archaeological, architectural or historic significance, or their settings..."
- 2.3.2 The Council has adopted supplementary planning documents (SPD) and endorsed supplementary guidance documents (SG), including two design guides, which means that they will be taken into account in determining planning applications. Maidstone BC's *Residential Extensions Supplementary Planning Document (SPD)* (2005)⁸ provides both general advice and specific guidance that in conservation areas, extensions should preserve or enhance the character of the conservation area" as described in the conservation

⁸ http://www.maidstone.gov.uk/_data/assets/pdf_file/0014/12074/Residential-Extensions-SPD-2009.pdf

area appraisal. The *Kent Design Guide* (SG) (2008)⁹ includes detailed advice on how to design buildings in keeping with their historic context through the use of appropriate forms, massing, scale, materials and details, and emphasises the need for building to respond individually to the unique characteristics of each conservation area.

3 MANAGEMENT PROPOSALS FOR ALL CONSERVATION AREAS

3.1 Development management

- 3.1.1 The Council will determine applications for development affecting the historic environment on the basis of the policy and guidance noted above, with the over-arching aim of conserving buildings that make a positive contribution to the character of the conservation areas and to their settings.
- 3.1.2 Buildings or sites which are assessed in Section III of each conservation area appraisal as making an "essential" or "positive" contribution to the character of the conservation area are "heritage assets" in the terms of the NPPF. Development that would cause substantial harm to their heritage significance will therefore engage the tests set out in paragraph 133 of the NPPF. Development causing less than substantial harm should be weighed against the public benefits of the proposal, as set out in paragraph 134. In line with the adopted conservation area appraisals, the Council will not normally consider such sites as appropriate for redevelopment.
- 3.1.3 Development of buildings or sites assessed as “neutral” will be expected to provide an enhancement over the existing situation. The redevelopment of sites/buildings identified as “negative” will be positively encouraged wherever possible. Such development must preserve or enhance the character or appearance of the conservation area, the heritage assets within it, and their settings. The form, scale and details of such development should be appropriate to and in keeping with its context; and conform to the design standards set out at the end of this document. This may require the relaxation of normal planning standards in some instances.

3.2 Boundary changes

- 3.2.1 The areas proposed as extensions have been evaluated against the statutory requirement that they should have special architectural or historic interest, NPPF guidance, (para.127), the general principles set out in the English Heritage guidance note and in the context of the special character and appearance of each conservation area, as defined in the appraisal.

⁹ http://www.maidstone.gov.uk/_data/assets/pdf_file/0010/25489/Kent-design-guide-2005-SG-2009.pdf

3.3 Local listing

- 3.3.1 Unlisted buildings that make the most significant contribution to the character of the area have been identified, to form a draft local list for the conservation areas that the Council may consider adopting formally in due course. The description of the special architectural interest of each building given in the appraisal provides the justification for its proposed inclusion on the local list. (The Council's draft assessment criteria are appended at the end of this document.)

3.4 Reinstatement of architectural features

- 3.4.1 The appraisals for each area recommend that consideration be given to a programme of reinstatement of lost architectural features and details, especially windows and doors, which make a positive contribution to the character and appearance of the conservation area. Relatively minor changes of this type can, cumulatively, have a significant detrimental effect. Therefore, when the opportunity arises, the Council will use its planning powers (including making Article 4 directions) to encourage the reinstatement of such features to enhance the character and appearance of a conservation area, and to provide appropriate advice to owners and occupiers.

3.5 Article 4 directions

- 3.5.1 The Council will consider withdrawing specified "permitted development" rights by an Article 4 direction where it is considered that the exercise of those rights has harmed, or is likely to harm, the special character or appearance of a conservation area. The management proposals for each conservation area (below) include recommendations for Article 4 directions where appropriate.

3.6 Enforcement

- 3.6.1 Unauthorised development may seriously harm the character of the conservation areas as well as causing other problems. The Council is therefore fully committed to using its powers to serve enforcement notices where expedient under Section 172 of the Town and Country Planning Act 1990 to allay breaches of planning control, and under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to listed buildings.
- 3.6.2 Buildings in such disrepair that they significantly, adversely affect the character of the conservation area may be subject to action by the Council to secure remedial works. Urgent Works Notices may be served on vacant buildings under Sections 54 and 76 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 require the owner to undertake specified works within 7 days of the notice, after which the Council may undertake the works and reclaim the costs from the owner. Listed Buildings repairs notices may require the owner to undertake full and permanent repairs to a listed building. Failure to do so may result in a compulsory purchase order. Notices under Section 215 of the Town and Country Planning Act 1990 can be served where the land or building is considered adversely to affect the amenity of its surroundings. Failure to comply is punishable by fine.

3.7 Highways and the public realm

3.7.1 Kent County Council is responsible for highways.

3.8 Open spaces and greenery

3.8.1 The village green at Boughton Green is the only public open space in the study area. It is the responsibility of Boughton Monchelsea Parish Council.

3.9 Trees in conservation areas

3.9.1 All trees in conservation areas (defined as having a stem diameter of more than 75mm at 1.5m above ground level) are protected under Section 211 of the Town and Country Planning Act 1990, unless they are already subject to a Tree Preservation Order (TPO). The Council must be notified six weeks before any work to cut down or lop a tree, and the Council may respond by issuing a TPO.

3.9.2 Trees subject to a TPO should be retained. Work to such trees requires prior permission from the Council, unless they are dead or dying, in which case 5 days prior written notice must be given to the authority. Only where a tree presents an immediate risk of serious harm and work is urgently needed to remove that risk, may work be undertaken without notice to the Council and then written notice must be given as soon as practicable after that work becomes necessary. Work should only be carried out to the extent that it is necessary to remove the risk.

3.10 Design guidance

3.10.1 The appraisals for each area identify the need for local design guidance, to help ensure that development enhances the conservation areas. The framework for design standards at the end of this management plan provides advice on how to design new buildings and extensions and adapt existing buildings, so that they are in keeping with the special character and appearance of the conservation areas, and on the recommended form and content of planning applications. *The Kent Design Guide* and the Council's *Residential Extensions SPD* will continue to be material considerations in the determination of planning applications.

4 MANAGEMENT PROPOSALS: COCK STREET

4.1 Summary of special interest, as identified in CAA

4.1.1 The special interest of the area is described at pp. 8-9 and 12-14 of the appraisal. It may be summarised as:

- The three fine, listed, timber-framed houses forming a group around the historic cross-roads
- The other historic buildings including 3 Park Lane (grade II) and the unlisted buildings associated with the agricultural origins of the settlement, notably the characteristically Kentish former oast houses
- The surviving rural elements in the setting of the conservation area

4.2 Current condition

4.2.1 There have been few changes and no significant developments in or adjacent to the conservation area since the appraisal was adopted in 2009, but the principal issues identified then are still apparent. The heavy traffic that dominates the character of the area is recognised as unavoidable in the medium term, but the proliferation of road signage around the junction has seen little amelioration. The petrol station and its signage still dominate views into and out of the area to the east. Despite some changes, the car park of the Cock Inn continues to be an unsatisfactory feature at the heart of the area and a poor setting for the listed building. The site to the east of the barn and the Rivendale oast house are potential development sites. Most of the buildings appear to be in good condition.

4.3 Issues

Summary of issues

4.3.1 The following have been identified as the key issues affecting the conservation area:

- Heavy traffic
- Loss of architectural detail
- Consideration of the need for an Article 4 direction to address such changes
- Poor quality of the surroundings of the Cock Inn
- Negative impact of the petrol station on the setting of the conservation area
- Potential new developments
- Future use of Rivendale oast house

4.3.2 The following have been identified as key opportunities for enhancement of the area:

- Traffic management to reduce the impact of the B2163 road
- Reduction in density of road signage

- Reinstatement of original architectural features
- Improvement of the setting of the Cock Inn

Traffic

4.3.3 The appraisal acknowledges that the volume of traffic will not reduce in the foreseeable future, but any opportunity to minimise its impact should be pursued in conjunction with Kent County Council. Efforts should be made to rationalise traffic signage, road markings, street lighting etc. and to avoid additional features of this type within the conservation area. Street furniture should be sited to avoid intruding on the setting of historic buildings or into views into or out of the conservation area.

Loss of architectural detail

4.3.4 1 and 2 Stone Cottages (Fig. 1) are identified as making a positive contribution to the character of the conservation area. Their architectural character has been diminished by unsympathetic changes, including unmatched replacement windows that are out of keeping with the 19th century character of the pair, alarm boxes and concrete roof-tiles. The Barn and The Oast (formerly agricultural buildings associated with Martins Farm) also have some uPVC windows inappropriate to their architectural character and to the setting of the listed farmhouse.

Setting of Cock Inn

4.3.5 The setting of the Cock Inn remains problematic (Fig. 2). The pub car park has been partly enclosed with low painted timber fencing since 2009, a considerable improvement, reducing the impression of a listed building surrounded by a sea of asphalt. However, the beneficial effect of the fence is diminished by the large new advertising signs that now hang from it and the treatment of the pub forecourt, which remains a featureless stretch of tarmac. The new "garden" area to the east of the pub is cluttered and chaotic. The facade of the pub itself is marred by security lights and alarms. Reducing the amount and size of the signage, removing clutter from the building and garden, and sensitive re-landscaping, would greatly enhance the setting of the pub and the conservation area as a whole.

Petrol filling station, Heath Road

4.3.6 The very large illuminated signs associated with the petrol station immediately outside the CA boundary (Fig.3) are very prominent in views into and out of the conservation area from the east, and detrimental to its character and appearance. As and when the opportunity arises, every effort should be made to reduce the visual impact of signage on this site, and/or to secure a use that is more sympathetic to the setting of the conservation area.

New development

4.3.7 No new development should be allowed that would intensify or extend the suburban housing to the west of the conservation area. No proposals for the Rivendale oast house site have been made since the lapsed approval for conversion in 1991. Its condition is unknown. If another application is

made, it is essential that the design of any scheme conserves the special architectural interest of the building and its setting. Its functional, agricultural character should be retained. The garden to the east of The Barn has not been proposed as a development site, but its form suggests that this could be a possibility in the future. Development is unlikely to be acceptable here, unless it clearly preserves or enhances the historic rural setting of the conservation area and the adjacent listed buildings, and reflects their agricultural character. Development with a suburban character would be unacceptable on either site.

Rivendale oast house

4.3.8 The Rivendale oast house (Fig. 4) has never been converted to residential or other use and is therefore one of an ever-smaller number of such buildings that survive in something like their original form. For this reason, it may be of greater heritage significance than was the case when the conservation area was designated in 1990. Its repair and conservation are a high priority. Its condition should be monitored by the Council and, if there is cause for concern, the owner should be asked to undertake appropriate remedial action. If necessary works are not undertaken, consideration should be given to serving an Urgent Works (Section 76) Notice, which can be served on an unlisted building within a conservation area, subject the approval of the Secretary of State.

4.4 Summary of recommendations

4.4.1 In order to conserve the architectural character and details that contribute to the special interest of the area, it is recommended that an Article 4 direction be made in respect of all of the unlisted dwelling houses in the conservation area. This would require that planning permission be sought to change windows, doors, chimneys, roof coverings; to paint or render brick or stone facades and to erect, alter or demolish a boundary fence or wall on frontages that face a highway, footpath or public open space.

4.4.2 When the opportunity arises, the Council will work with the owners of the Cock Inn to enhance its setting.

4.4.3 The Rivendale oast house is recommended for inclusion on the local list in due course. The Council will monitor its condition.

5 MANAGEMENT PROPOSALS: THE GREEN

5.1 Summary of special interest

5.1.1 The special interest of the area is described at pp.7-8 and 15-16 of the appraisal. It may be summarised as:

- The historic village centre, defined by the triangular green and surrounded by historic buildings, including houses and a variety of former workshops

and agricultural buildings associated with the industrial and agricultural history of the area.

- Six grade II listed buildings in the local vernacular style, dating from the 15th to 18th centuries
- A number of modest, unlisted buildings, mainly of 19th century date, with local vernacular features.
- The extensive use of locally quarried ragstone in buildings and boundary walls
- Mature trees and tall hedges

5.2 Current condition

5.2.1 The conservation area and its buildings are mainly in good condition. The principal improvement since the appraisal was adopted in 2008 has been the repair and conversion of Kiln Cottages to residential use. The Albion PH, just outside the conservation area boundary, but under consideration for inclusion, has closed down. Work to extend and refurbish it (planning ref. MA/11/1939) is underway at the time of writing. There is an extant permission (MA/13/0028) for two new houses in its garden. An application (MA/14/0707) for the replacement of Wheelwrights, The Green, with two new houses was refused at appeal in November 2014.

5.3 Issues

Summary of issues

5.3.1 The following have been identified as the key issues affecting the conservation area:

- Loss of architectural detail, especially the inappropriate replacement windows in uPVC
- Consideration of the need for an Article 4 direction to address such changes
- CA boundary alterations
- Scope and design of new development

5.3.2 The following have been identified as key opportunities for enhancement of the area:

- Improvement to paving surfaces (ragstone gutters around Green, surfacing of paths)
- Re-instatement of original architectural features and details
- Removal of overhead cabling around the Green
- Improvements/rationalisation of road traffic signage and street lighting.
- Less formal treatment for the open space of The Green.

Loss of architectural detail

5.3.3 Of the buildings identified as making a positive contribution to the character of the area, Misty Cottage, The Green; Miraflores, Green Lane and its neighbour, 1 and 2 Green Lane Cottages, have uPVC replacement windows and/or doors, which are out of keeping with their 19th century character. Cart Lodge Oast is a 19th century oast house and associated buildings, converted into dwellings during the 20th century. (The southern range is currently outside the conservation area; its inclusion is considered below.) Its fenestration presumably replaces earlier utilitarian details, but its replacement to a more sympathetic design would improve the appearance of this building and enhance the area. Lime Tree Cottage (listed grade II) has some poorly detailed modern windows; authentic replacements would be desirable.

Boundary alterations

5.3.4 The appraisal recommended that boundary alterations be considered in three areas: at Cart Lodge Oast, where the boundary runs through the building; at Green Lane, where it was recommended that the street itself and the Albion PH should be included, and to include part of Church Street.

5.3.5 The boundary at Cart Lodge Oast (Fig. 5) is illogical, since it includes only part of the 19th century oast complex that forms the "gateway" into the historic core of the area. The excluded south wing of the complex is the first historic building seen in views north-eastwards into the conservation area towards the Green and terminates the view westwards from Green Lane. As such, like the remainder of the complex, it would make a positive contribution if it were included within the conservation area.

5.3.6 The east-west boundary along Green Lane (Fig. 6), adjacent to the Old Cottage and Walnut Tree Cottage, runs along the north side of the road and may not include the property boundaries. Moving the CA boundary to the centre of the road, following the usual convention, would secure appropriate planning control over the treatment of property boundaries.

5.3.7 The Albion PH is of early-mid 19th century date. It is built mainly of yellow stock brick with small-pane sash windows and a slate roof. It is not in the local vernacular tradition, although it has a small outbuilding of local ragstone abutting Green Lane. Although the pub marks the edge of the historic core of the village, in terms of its date and architectural character, it belongs, with the early-mid 19th century "suburb" of Church Street, albeit as the most prominent building in the area (Fig. 7).

5.3.8 The northern end of Church Street includes a number of small 19th century terraces and houses. The least altered is the terrace adjacent to the pub, numbers 3-9, which is dated 1825, but most of its windows have been replaced with uPVC. However, the other 19th century terraces have lost

almost all their original features and they are interspersed with modern houses of little merit, for example, immediately opposite nos. 7 and 9.

- 5.3.9 As a result of alterations and the later infill, Church Street has neither consistent historic character nor special architectural quality. The Albion PH, whilst of some limited merit intrinsically, is part of the Church Street "suburb", contributes little to the special interest of the conservation area as defined in the appraisal and set out at 5.1.1 (above). Therefore neither is considered to meet the criteria for designation. (See also 2.1.8 above.) However, it is recommended that the Albion be added to the local list for its architectural interest and townscape value in the context of views into and out of the conservation area.

New development

- 5.3.10 The appraisal identifies two buildings on the Green as "negative" in their contribution to the area and, therefore, the Council will positively encourage their redevelopment. The building occupied by de Witt Floors is architecturally out of keeping with its context, but is in beneficial use and no proposals for its replacement have been made. The present buildings have relatively little impact on the wider street scene, because they are set back from the road and relatively low in height. Their replacement with a building or buildings on no more than the present footprint, that do not exceed the height or bulk of the present buildings, of an architectural form, appearance and materials in keeping with the historic character of the conservation area, and with a suitably treated setting, is likely to be acceptable (Fig. 8).

- 5.3.11 Proposals to redevelop the site between Old Farm House and Oak Tree Cottage known as "Wheelwrights" (Fig. 9) with two new houses on the taller than, and projecting forward from the line of the neighbouring buildings were turned down at appeal in November 2014, on the grounds that they would fail to preserve or enhance the character or appearance of the Boughton Monchelsea Conservation Area and the setting of adjoining listed buildings.

- 5.3.12 Although the present building on the site occupies a footprint similar to that shown on the late 19th century Ordnance Survey maps, its historic appearance is unknown. The negative impact of the present building is due mainly to the combination of its bulk and height, and its siting forward of the historic listed buildings beside it (whose ground floors are at a lower level. It is unlikely that any vernacular building of pre-20th century date would have exceeded the height of the substantial neighbouring houses. In light of the appeal decision¹⁰, therefore, in addition to being designed in keeping with its historic context, any new building here should be placed further back into the site and be lower in relation to its neighbours than the existing building, to reduce its overbearing effect and thus to enhance

¹⁰ Planning Inspectorate Appeal Ref: APP/U2235/A/14/2223961

the conservation area. Careful landscaping of the forecourt will also be important.

- 5.3.13 Laburnam Cottage (Fig. 10) is a 15th or 16th century timber framed house, originally of high status, listed grade II. It is prominent in Green Lane, marking the edge of the historic core of the village and the CA boundary. On the basis of a visual inspection from the street, the house appears to be structurally sound, but its front garden is very overgrown and, if unchecked, plant growth could damage the building. The street scene would be improved if a front boundary fence or wall were to be reinstated. The condition of the property should be monitored and, if it worsens, action should be taken by the Council to secure remedial action under the Planning or Building Acts.

Historic and other surfaces

- 5.3.14 The ragstone gutter (Fig. 11) surrounding the green is an unusual feature. It should be maintained and repaired. The asphalt paths across the Green are somewhat inappropriate and could be replaced in a more sympathetic "softer" less urban material such as bound gravel.

Traffic signage

- 5.3.15 A large reflective blue traffic sign (Fig. 12) dominates a key view identified in the appraisal, into and out of the conservation area along Beresford Hill. This feature is detrimental to the character and appearance of the area.

Overhead cabling

- 5.3.16 Overhead cabling is somewhat intrusive around the Green. The Council will encourage undergrounding of the cables, working with the relevant statutory undertaker, when the opportunity arises.

5.4 Summary of recommendations

- 5.4.1 In order to conserve the architectural character and details that contribute to the special interest of the area, it is recommended that an Article 4 direction be made in respect of all of the unlisted dwelling houses in the conservation area. This would require that planning permission be sought to change windows, doors, chimneys, roof coverings; to paint or render brick or stone facades and to erect, alter or demolish a boundary fence or wall on frontages that face a highway, footpath or public open space.
- 5.4.2 It is recommended that the conservation area boundary should be amended as follows, to include:
- The whole of the Cart Lodge Oast complex
 - Green Lane to its centre line between Cart Lodge Oast and the east side of Laburnam Cottage
- 5.4.3 The Council should work with the highways authority to reduce the impact of road signage.

- 5.4.4 When the opportunity arises, the asphalt paths across the Green should be resurfaced in a more sympathetic material.
- 5.4.5 The condition of Laburnam Cottage to be monitored by the Council.
- 5.4.6 It is recommended that the following properties be included on a local list in due course:
- Garage/store (former soup kitchen), The Green
 - Lime Tree House
 - Ragstone Ridge and Burnell
 - Cart Lodge Oast
 - The Albion PH and outbuilding.

6 MANAGEMENT PROPOSALS: THE QUARRIES

6.1 Summary of special interest

- 6.1.1 The special interest of the area is described at p.12 and at p.20 of the appraisal. It may be summarised as:
- The distinctive and contained geographical character of the area, a deep bowl-like, partly man-made valley, reached by steep lanes, surrounded by mature and dense greenery
 - The group of historic buildings within this "hidden" valley, linked by their history and building materials
 - The extensive use of locally quarried ragstone in buildings and boundary walls
 - Two houses of outstanding architectural interest (Rock Cottage and Hart's House, both listed grade II*), part of an important group of 16th century houses in the parish
 - The listed and unlisted, mainly 19th century, buildings associated particularly with the local quarrying industry
 - The character and extent of the green spaces between the buildings
 - The quarry "cliffs", which bound the conservation area to the north and south of the settlement and include the cut-through Iron Age earthwork to the south-west
 - The stone plaques on several of the buildings
 - The archaeological potential of the area formerly within the Iron Age *oppidum*.

6.2 Current condition

- 6.2.1 There have been relatively few changes in the conservation area since the appraisal was adopted in 2009. A substantial new house has been built on

the plot east of Beresford Cottage, in a traditional style, partly faced with ragstone. There is one development site within the conservation area, with planning permission for a single new house (MA/13/1639). The site is well screened and the farm buildings formerly on the site did not contribute to the character or significance of the area. There are no other sites on which wholly new development is likely to be appropriate.

6.3 Issues

Summary of issues

6.3.1 The following have been identified as the key issues affecting the conservation area:

- Loss of architectural detail, especially the inappropriate replacement windows in uPVC
- Consideration of the need for an Article 4 direction to address such changes
- CA boundary alterations
- Stone boundary walls

6.3.2 The following have been identified as key opportunities for enhancement of the area:

- Reinstatement of lost, original architectural features
- Removal of overhead cabling (where feasible)
- Repair of stone boundary walls

Loss of architectural detail

6.3.3 The inappropriate replacement of windows, doors and other architectural features is not a major issue in the conservation area. The most visible opportunity for enhancement is Quarry Cottages (Fig. 13), identified as making a positive contribution to the area by virtue of its historic origins, but much altered in the 20th century by the removal of its chimneys, original windows and the addition of a lean to extension on the front elevation. Should the opportunity arise, it would be desirable to reinstate something more of its historic appearance.

6.3.4 Of the other buildings identified as making a positive contribution to the area, Honeymellow Springs, has uPVC windows that would benefit from replacement with traditionally detailed timber. However, while this house has historic origins as an ancillary structure to the maltings, it is substantially modern, and the uPVC windows do not appear to replace historic ones. Some of the timber sashes of the new cottages, Nos. 1-4 Bottlescrew Hill, (identified as neutral), have also been replaced with uPVC, detracting from the traditional appearance of the terrace, although these are most prominent in the northernmost cottage, which is outside the conservation area.

- 6.3.5 The windows of no.11 Bottlescrew Hill (listed grade II) have been replaced with timber sashes that do not match those to the rest of the terrace and its stone chimney-stack has been rendered. The appearance of the terrace would benefit for the reversal of these changes when the opportunity arises.
- 6.3.6 The unusual and distinctive stone plaques on several of the buildings, placed on buildings erected in the mid 19th century for the local landowner and former slave trader John Braddick, who lived at the now demolished Boughton Mount, should be protected.

Boundary changes

- 6.3.7 The 2008 appraisal identified the boundaries adjacent to Harts House and Beresford Cottage as illogical; they do not follow the property boundaries. Additionally, the Council has received representations from Mr S. Munford on behalf of Loose Valley Conservation Group, Boughton Monchelsea Parish Council, Boughton Monchelsea Amenity Trust and the Loose Swiss Scouts, requesting consideration of boundary extensions in five areas. These are: Forge Bungalows; Quarry Road; Rock House; the Iron Age camp and early quarrying works to the south-west of the present conservation area and the countryside to the west of the present conservation area (to adjoin the boundary of Loose Valley CA). In such a small and homogenous conservation area, any extension should, broadly, share and reinforce its existing special interest.
- 6.3.8 The plot on which the new house has been built to the east of Beresford Cottage is bisected by the conservation area boundary. The reason for this line is unclear. Prior to 1945, the property line ran north-south immediately to the east of Beresford Cottage and the new development here has restored this boundary. It would be more consistent if the CA boundary followed the property boundary either here, or to the east of the new house.
- 6.3.9 The ponds to the west of Harts House (Fig. 14), described in the appraisal (p.4) as "a defining feature of the area determining the change from excavated land to relatively open countryside", are part of the historic core of the settlement. Therefore extending the western boundary of the conservation area to the eastern end of the small valley containing the ponds, and including the late 19th century ragstone and brick Wood Cottage (Fig. 15), is justified and it would also better protect the setting of the grade II* listed house.
- 6.3.10 Forge Bungalows (Fig 16) is a group of late 19th century buildings comprising two crudely-built single storey ranges, said to have been hop-pickers' dormitories,¹¹ now converted to cottages; and the remains of a large lime kiln, faced in ragstone. There was also a smithy on the site close to Bottlescrew Hill until the mid-20th century, now replaced with garages.

¹¹ Submission to MBC from Mr. S Munford on behalf of Boughton Monchelsea Parish Council *et al.*

This site has some historic interest in the context of the industrial and agricultural history of the village, but such architectural significance that the hop-pickers' dormitories may once have had, even as rare survivors of their type, is now limited because of their conversion to residential use. The limekiln has been reconstructed as a non-functional garden "feature". Because the existing cottages are small and their outbuildings have no architectural merit, they could be subject to development pressure in the future, whether or not the boundary is extended. Including them within the conservation area would provide the opportunity to secure higher quality development here than might otherwise be the case.

- 6.3.11 Quarry Road leads east from the conservation area. Beyond Beresford Cottage, it comprises 20th century ribbon development interspersed with a small number of older houses. The hamlet c0.75km east of the conservation area boundary contains several listed buildings and some unlisted 18th or 19th century cottages of individual merit. This settlement is architecturally, topographically and historically distinct from the conservation area, and its buildings are predominantly of 20th century date. Between the conservation area and the hamlet, there is only one historic building (Fir Tree Cottage, listed grade II). Otherwise, the area consists of undistinguished 20th century suburban houses and gardens and, prior to the 20th century, it seems to have been largely undeveloped. Quarry Road is not of architectural or historic interest as a whole (Fig. 17) . For these reasons, an eastward extension of the conservation area would not be justified.
- 6.3.12 Rock House, Bottlescrew Hill (Fig. 18) is a substantial unlisted century house, dating from the late 1840s, overlooking, and visible from within, the conservation area. It is faced in ragstone and its garden is enclosed by a substantial ragstone wall, which is a prominent feature in the approach to the village from the north. The south and west elevations of the house have been altered. Its age, visual prominence and local materials could, however, justify its inclusion in the conservation area. The case for doing so would be greatly strengthened if further research revealed, for example, an historical connection with the local quarries.
- 6.3.13 The Iron Age camp is of considerable heritage significance and it has statutory protection in its own right as a scheduled ancient monument. It does not relate directly to the historic buildings or topography of The Quarries conservation area. Designation is intended principally to protect the historic built environment and, although this may include related landscape settings, "designation is not generally an appropriate means of protecting the wider landscape"¹². Therefore, the proposal to designate the woodland and fields to the south-west and west of the conservation area,

¹² *Understanding Place: Conservation Area Designation, Appraisal and Management* English Heritage 2010

which have no specific relationship to the core of the settlement or its buildings, is inappropriate.

Stone walls

6.3.14 Repair and maintenance of the stone boundary walls is normally the responsibility of the adjoining property owner. It should be undertaken like-as-like, using matching local stone and an appropriate mortar (see design guidance below). The condition of the ragstone walls is of particular concern in one location, opposite Boughton Mount Cottage, where a gap in the stone wall has been closed with inappropriate, modern, painted steel fencing (Fig. 19). This should be replaced with a stone wall.

Overhead cabling

6.3.15 Overhead cabling is somewhat intrusive around outside 1-11 Bottlescrew Hill. The Council will encourage undergrounding of the cables, working with the relevant statutory undertaker, when the opportunity arises.

6.4 Summary of recommendations

6.4.1 In order to conserve the architectural character and details that contribute to the special interest of the area, it is recommended that an Article 4 direction be made in respect of all of the unlisted dwelling houses in the conservation area. This would require that planning permission be sought to change windows, doors, chimneys, roof coverings; to paint or render brick or stone facades and to erect, alter or demolish a boundary fence or wall on frontages that face a highway, footpath or public open space.

6.4.2 It is recommended that the conservation area boundary should be amended as follows, to include:

- Rock House and its garden
- The whole garden of the new house adjacent to Beresford Cottage
- Forge Bungalows, gardens and outbuildings
- Land (including ponds and cottage) to the east of Harts House

6.4.3 It is recommended that Boughton Mount Cottage (Fig. 20) be included on a local list in due course.

6.4.4 Stone boundary and retaining walls should be maintained and repaired with appropriate traditional methods and materials.

7 FRAMEWORK FOR DESIGN STANDARDS

7.1 Introduction

- 7.1.1 Planning applications for building work within the conservation areas are most likely to be approved if the proposal is in keeping with its surroundings. These notes are intended to provide guidance for development (including extensions and alterations) within the three Boughton Monchelsea conservation areas. They apply principally to unlisted buildings that have been identified in the appraisals as making an essential, positive or neutral contribution to the conservation areas. They should be read alongside the general design advice of the *Kent Design Guide*.
- 7.1.2 Repair or renovation work should match the historic appearance and details of the building as appropriate. If historic details have already been replaced with modern ones, it is worth considering reinstating the missing historic features. This will not only improve the appearance of the area as a whole, but can increase the value of an historic property. Work to buildings that make a neutral contribution should provide an enhancement over the existing situation, for example, by the use of traditional local materials rather than standard modern ones, where appropriate.
- 7.1.3 Extensions and new buildings should respond sympathetically to their historic context. They need not imitate their historic neighbours, but rather they should reflect the size, massing, composition, materials and siting that characterise the particular place of which they will be a part.
- 7.1.4 Most of the historic buildings in the conservation areas are small; none has more than two storeys and attics. The two main architectural types are Kent vernacular buildings; mostly timber-framed, faced with earth, local red brick or weatherboarding, with red clay-tiled roofs; and later (largely 19th century) buildings of local ragstone or red brick, with slate roofs. Many buildings include elements of both traditions. The historic character of each area also derives from how its buildings are sited in relation to each other and to the settlement's layout, the spaces between buildings and their wider setting. Development that reflects these characteristics is most likely to be in keeping.

7.2 Making a planning application

- 7.2.1 All planning applications in England must be submitted in a standard format. The information that an applicant will need to provide and the relevant forms are available from the government's online *Planning Portal* (<http://www.planningportal.gov.uk>). For work in conservation areas and to historic buildings, more details will be required than for other applications. All planning applications for building work in conservation areas (and applications for listed building consent) must be accompanied

by a *Design & Access Statement* and, for large developments, a separate *Heritage Statement* may be required. Except for very minor works, it is always a good idea to seek specialist professional advice.

7.3 Design & Access Statements and Heritage Statements

7.3.1 Design & Access Statements explain how the design of a development is suitable to its context, how it responds to the relevant planning policies, and that it is accessible to the people who will use the building, including those with disabilities. Heritage Statements describe the impact of the proposed work on the historic character of the building and its surroundings, and must justify any loss of heritage significance. For minor developments, the heritage statement may be part of the design and access statement; for larger schemes, in conservation areas and for listed building consent applications, it should be a separate document. In each case, the level of detail should be proportionate to the heritage significance of the building and the complexity of the application, but the statements should be as concise as possible.

7.4 Appropriate professional advice

7.4.1 The Council encourages householders and developers to employ suitably qualified professionals when planning any substantial building work. Architects design new buildings, extensions and alterations. Their professional body, the Royal Institute of British Architects (RIBA) keeps a *Conservation Register* of members who have expertise in historic buildings. Building surveyors specialise in building repair and maintenance. Their professional body, the Royal Institution of Chartered Surveyors (RICS) provides *Building Conservation Accreditation* for appropriately experienced members. Other professionals who may sometimes be helpful are structural engineers, landscape architects, arboricultural (tree) consultants and archaeologists. Contact details for the relevant professional bodies are given at the end of this section.

Application drawings

7.4.2 Proposed building works should be shown on accurate scale drawings, sufficiently detailed to avoid any uncertainty about the design or materials of the proposed works. For historic buildings and areas, drawings should show the site and buildings as existing and as proposed, with building plans and elevations at 1:100 at A1 and details at larger scales as necessary.

7.5 Design of new buildings and extensions

Siting, layout and form

7.5.1 New buildings should complement, not overwhelm or intrude on their neighbours and reinforce the historic, informal layout and well-planted character of the conservation areas. Established building lines and the gaps

and views between buildings should be maintained and the settings of existing buildings should be preserved. Front gardens should not be given over to parking, which is better located discreetly to the side or rear. Garages and outbuilding should be small and discreetly sited. Surfaces should be predominantly soft rather than paved. Boundaries should be well defined, by low hedges, traditional stone walls or open fences. Buildings should follow traditional local architectural forms, avoiding shallow or flat roof pitches, and deep spans.

- 7.5.2 Extensions should be subsidiary to the original building. They will only be acceptable where there is enough room to build, without filling in gaps that contribute positively to the character of the area, causing significant loss of gardens or detracting from the setting of the original building. Extensions should be matching or harmonious, using traditional local architectural forms, materials and details. They should not be built on to the front or other principal elevations. Extensions that wrap around old buildings and modern "box" dormers will be resisted. Modern porches are inappropriate additions to historic buildings, especially on front elevations. Standard conservatory extensions may not be appropriate to traditional buildings.

Size and scale

- 7.5.3 New buildings should not exceed the two storeys typical of the area, nor the height or bulk of their neighbours. They should generally reflect the traditional typology of small single, semi-detached or terraced cottages. Larger, detached houses will be wholly exceptional and requiring proportionately large sites, of which there are few, if any, available.
- 7.5.4 Scale relies on the relationship between different elements of a design, such as the main building and an extension, or a part of the building and its windows and doors. Traditional buildings in the conservation area are relatively small in scale, with their larger elements, such as roofs relieved or broken up by smaller ones such as windows and chimneys. The elements should be simply designed. Non-traditional and applied decorative features should be avoided.

Windows, doors and architectural details

- 7.5.5 Historic or traditionally designed painted timber sash and casement windows and doors should be kept wherever possible. When they are beyond repair or it is otherwise necessary to renew them, they should be replaced as far as possible like-as-like, so that the appearance of the building remains the same. Stained hardwood, uPVC and aluminium windows are not appropriate to historic buildings. Where planning permission is granted for rooflights, they should usually be of the "conservation" type, that is, flush with the plane of the roof. New rooflights should be avoided on roof pitches that are visible from the public realm.

Materials

7.5.6 New buildings and extension should generally employ the traditional local palette of facing materials: ragstone, soft red brick, and render (avoiding smooth hard cement finishes) or horizontal black or white weatherboarding for walls; and plain clay Kent peg tiles or natural slate for roofs. Modern materials, such as uPVC or other plastics (for windows, doors, fascias or gutters), stainless steel and aluminium, exposed blockwork and concrete, cement and other artificial tiles will not usually be appropriate externally in the conservation areas.

Brick and stone

7.5.7 The correct type of repointing is vital to the conservation of historic brick and stone walls. Soft, lime-based mortar should be used rather than strong cement-based mixes. Pointing should not be removed mechanically as this can damage the masonry; if it cannot be removed with hand tools it should normally be left in place. New pointing should not overlap the brick or stone and should usually be finished flush or slightly recessed. Historic details such as tuck pointing (which is coloured to match the walls and highlighted with a line of lime putty) joints should be preserved or reproduced. Historic brick and stone work should not be painted.

Satellite dishes, micro-generation equipment etc.

7.5.8 Equipment such as satellite dishes and photo-voltaic panels should not be located where it is visible from the street or public realm in a conservation area. Alarm boxes and security lights on such elevations should be avoided wherever possible.

Conversions

7.5.9 Where the conversion of a traditional agricultural or industrial building to a new use is acceptable in principle, it should as far as possible preserve the historic form and appearance of the original structure. New openings should be kept to a minimum and visibly domestic details and decoration avoided.

8 IMPLEMENTATION & REVIEW

8.1 Adoption

8.1.1 The Council will adopt this management plan as Supplementary Planning Guidance. It will then be a material consideration in the determination of planning applications.

8.2 Review

8.2.1 The conservation area appraisals and management plan will be reviewed on a cyclical basis, and appropriate amendments will be made to reflect changing circumstances. A comprehensive photographic survey will be

undertaken every four years in order to monitor changes and identify unauthorised works.

USEFUL INFORMATION

English Heritage, Eastgate Court, 195-205 High Street, Guildford GU1 3EH
T: 01483 252000 Email: southeast@english-heritage.org.uk

Kent County Council (Heritage Conservation Group) Invicta House, County Hall,
Maidstone ME14 1XX. T: 03000 41 33 58
Email: heritageconservation@kent.gov.uk

Maidstone Borough Council (Heritage, Landscape & Design), Maidstone House,
King Street, Maidstone, Kent, ME15 6JQ. T: 01622 602340
Email: customerservices@maidstone.gov.uk

Professional Bodies

The Arboricultural Association, The Malthouse, Stroud Green, Standish,
Stonehouse, Gloucestershire GL10 3DL T: +44(0)1242 522152 Email:
admin@trees.org.uk

Institute for Archaeologists, Miller Building, University of Reading, Reading RG6
6AB. T: 0118 378 6446 Email: admin@archaeologists.net

Landscape Institute 33 Great Portland Street, London W1W 8QG T: +44 (0)20
7299 4500 Email: mailto:mail@landscapeinstitute.org

Royal Institute of British Architects 66 Portland Place, London W1B 1AD T: +44
(0)20 7580 5533 Email: mailto:info@inst.riba.org

Royal Institution of Chartered Surveyors, RICS Contact Centre, Surveyor Court,
Westwood Way, Coventry CV4 8JE T: +44 (0)870 333 1600
Email: mailto:contactrics@rics.org

The Institution of Structural Engineers, International HQ, 47-58 Bastwick Street,
London, EC1V 3PS, United Kingdom Tel: +44 (0)20 7235 4535
; <http://www.findanengineer.com/>

Design and Access Statements

<http://webarchive.nationalarchives.gov.uk/20101121172431/http://cabe.org.uk/files/design-and-access-statements.pdf>

APPENDIX

Maidstone Borough Local List: draft assessment criteria for local listing

Maidstone borough has thousands of buildings and structures which reflect the past of the area and contribute to the special character of the immediate vicinity. Many of these have not been identified by the Government as nationally significant and designated as “listed buildings”. However, Maidstone Borough Council keeps a Local List of buildings and structures which have local heritage importance.

The purpose of the Local List is to identify these heritage assets in order to take action as far as possible to preserve them. The Local List is advisory only and does not provide the Council with additional powers. The fact that a building is on the Local List is a material consideration when assessing a planning application in order to encourage the proposal to pay special regard to:

- Preserving or restoring features which contribute to the building’s character,
- Maintaining its scale and proportions,
- Preserving its setting, and
- Using appropriate materials.

Encouraging sensitive development of locally listed buildings helps preserve the borough’s unique character.

To be added to the Local List, a building should satisfy at least two of the following criteria:

Architectural significance – A building or structure which is valued locally for its design

This includes design qualities typical of Maidstone borough as well as buildings by locally or nationally important architects, engineers or builders.

Historic significance – A building or structure which is associated with an important local or national event or person

Buildings in this category should be well-documented for their relationship with the event or person.

Community significance – A building or structure which is valued by the local community for its social history

This includes buildings considered important for community cohesion such as schools, churches, public buildings, and leisure structures.

Environmental significance – A building or group of buildings which contributes positively to the local townscape or landscape

Such structures can include local landmarks and buildings which “arrest the eye” as well as those which contribute to the skyline or otherwise “complete the whole”.

Authenticity – A building or structure which is in a reasonable state of preservation

Buildings or structures should be substantially unaltered, retaining the majority of their original features.