MAIDSTONE
Borough Council

REPORTS FOR DECISION BY THE

CABINET MEMBER FOR REGENERATION

Date Issued: **04 March 2010**

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MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

REPORT OF ASSISTANT DIRECTOR OF DEVELOPMENT AND COMMUNITY STRATEGY

Report prepared by Mike Parkinson
Date Issued:4th March 2010

1. LINTON CONSERVATION AREA: MANAGEMENT PLAN

1.1 Key Issue for Decision

1.1.1 To agree the Management Plan for Linton Conservation Area for adoption and publication.

1.2 Recommendation of Assistant Director of Development and Community Strategy

1.2.1 That the Cabinet Member agrees that the text of the Conservation Area Management Plan for Linton Conservation Area, as amended after consultation, and attached as **Appendix A** to this report, be approved for adoption and publication subject to minor editorial amendments to be made, if required, by the Assistant Director of Development and Community Strategy.

1.3 Reasons for Recommendation

1.3.1 The original draft of the Management Plan for Linton Conservation Area was approved for consultation purposes by the Cabinet Member on 17th December 2009 and was the subject of consultation in accordance with the aims of the Council's adopted Statement of Community Involvement. This included the following bodies and individuals:-

- English Heritage
- Kent County Council
- Linton Parish Council
- Boughton Monchelsea Parish Council
- Ward Member/s
- The Campaign to Protect Rural England
- Other relevant organizations with an interest in the particular area, e.g. Linton Park Plc.

In addition, a copy was placed on the Borough Council's website and a press release placed in the Kent Messenger. Copies were also

deposited at Maidstone, Springfield and Coxheath Libraries and at The Gateway, the latter accompanied by a display. A drop-in session was held at The Gateway on 25th January. Internal consultations were carried out with the development control section.

1.3.2 A meeting was held with the Parish Council on 28th January followed by a public meeting at Linton Village Hall on the evening of 9th February. Approximately 40 members of the public attended the latter and a lively debate was held. This mostly concentrated on the questions of boundary alterations and the main views elicited on the night may be summarized as general support for the document and for proposals to extend the Conservation Area to include Linton Park, but very strong opposition to proposals to omit Vicarage Field from the Conservation Area.

1.3.3 Subsequently nine written responses have been received in addition to verbal comments made at the public meeting. Six of these came from local residents, the others being from the Parish Council, Linton Park Plc and the Kent branch of the Campaign to Protect Rural England.

1.3.4 Comments were virtually exclusively concerned with boundary changes. The various issues, together with my comments and proposed responses, are summarised below.

1.3.5 Linton Park Extension. Six respondents positively supported the proposals to include Linton Park in the Conservation Area, including Linton Park Plc. Three of these also suggested that Linton School in Heath Road (which occupies part of the former parkland) and Loddington House and the adjacent farm buildings (now converted to residential use) which lie on the eastern side of Loddington Lane but were formerly associated with Linton Park should also be included. My view in respect of Linton School remains that it should not be included as the character of the site has changed and therefore I do not propose to change the Management Plan in this respect. However, Loddington House is a fine, large Victorian building of ragstone, and the collection of former agricultural buildings, including an oasthouse, constitute an attractive vernacular group; it is therefore now suggested that their inclusion in an extended Conservation Area would be appropriate.

1.3.6 Wheelers Lane Four respondents specifically supported this proposal, and there were no objections to it. Six letters asked for the inclusion of the allotments on the north side of the lane, and two also suggested that the whole of the north side as far as Cornwallis Avenue be included. The north side if the lane has been re-evaluated, but it is not proposed to recommend it for inclusion. The allotments are an open area of no historic or architectural interest where conservation area controls over demolition of buildings and protection of trees would bring no additional benefits. Built development consists of a house, Swallowfield, in substantial grounds, which appears to date from the

late 1930s but is not of any particular architectural interest, and a mix of late 20th Century bungalows and houses of no merit.

1.3.7 Vicarage Field Currently the boundary of the Conservation Area runs through the middle of this open field and does not follow any logical boundary. As part of the boundary review it seemed appropriate to address this issue to give a more visible and defensible boundary to the Conservation Area. Given that Conservation Area designation is not generally considered appropriate for open land (paragraph 4.6 of PPG15 states that designation is not likely to be appropriate to protect landscape features with the specific exception of historic parks and gardens) the Consultation Draft proposed removal of this section of the field from the Conservation Area. However, strong opposition to this proposal was evident at the public meeting and every letter received subsequently has echoed this opposition. I remain of the opinion that a boundary change here would be advantageous, but in the light of strong feelings expressed it is now suggested that the boundary be extended to include the whole field. Whilst this would bring little in the way of additional control or protection for this land, paragraph 4.6 of PPG15 does acknowledge that the inclusion of areas forming the setting for buildings forming the heart of a conservation area can be considered appropriate.

1.3.8 The sole other concern, voiced by one local resident, relates to a suggestion that consideration be given to a reduction in the use of white lines on the highway; however, this forms part of a package of highway management suggestions which are to be the subject of further study and consultation and no alteration to the Management Plan is proposed in this respect.

1.3.9 A point raised by a number of people at the public meeting and reiterated in three of the letters subsequently received relates to the time period allowed for consultation, which was considered to be too short. The time period as originally allowed was the same three weeks as given in respect of all other consultations regarding Conservation Area Appraisals and Management Plans. In fact additional time has already been granted to Linton in order to allow for arrangement of the public meeting and the Parish Council meeting. I remain of the view that the level of attendance at the public meeting and the number of written responses received indicates that sufficient opportunity has been given for comment, particularly given the relatively narrow range of issues which have been raised. All the formal changes that flow from the Management Plan will themselves be the subject of further public consultation.

1.3.10 Summary of Key Proposals Key proposals of the Management Plan include

- Two major extensions of the Conservation Area to encompass Linton Park/ Loddington House and part of Wheeler's Lane.
- The introduction of an Article 4 Direction.

- Enhancement works including dealing with intrusive Wirescape and traffic management.

1.3.11 All of these elements will require separate procedural steps and will be subject to further consultation, with the aim of completing this programme over the next 24 months.

1.4 Alternative Action and why not Recommended

The alternative would be not to approve the Management Plan for adoption and publication. However, following this course of action would mean that the Council was not complying with national guidance and best practice.

1.5 Impact on Corporate Objectives

1.5.1 The Management Plan will result in clear guidance regarding the important features and character of Linton Conservation Area for all parties involved in projects, or decision making within them, and should thus assist in the attainment of corporate objectives.

1.6 Risk Management

The key area of risk is managing local expectation. The publication of an up to date Management Plan sets out an action plan summary, a series of measures to remedy breaches of planning or listed building control, the disrepair of buildings and general environmental improvements, together with a priority list. There is no budget or staffing resource allocated to implement these actions and many are outside of the Council's direct control. Where Maidstone is not the lead authority it needs to be made clear that might exert influence but do not have the power to carry out the proposed action. Actions within the Council's powers, where there is no direct cost implication, can be built into next year's revised work programme for Conservation Area Appraisals and Management Plans. This will obviously take into account current staff resources but will clearly not address any financial implications which, as yet, are not fully quantifiable.

1.7 Other Implications

1.7.1

1. Financial

2. Staffing

3.	Legal	
4.	Equality Impact Needs Assessment	
5.	Environmental/Sustainable Development	X
6.	Community Safety	
7.	Human Rights Act	
8.	Procurement	
9.	Asset Management	

Environmental/Sustainable Development

Conservation Area Appraisals and Management Plans should assist in the attainment of consistent decisions on development proposals and give greater ability to ensure that the high environmental qualities of conservation areas are protected. Management plans will address how sustainability can best be integrated into conservation areas without compromising their special character. The management plans can be instrumental in building partnerships for positive action by the Council with Parish Councils, English Heritage and other parties.

1.8 Relevant Documents

1.8.1 Appendices

1.8.2 Appendix A – Linton Conservation Area Management Plan Draft for Adoption

Appendix B – Consultation Responses

1.8.3 Background Documents

1.8.4 609/123/01 – Linton Conservation Area

Linton Conservation Area Appraisal

IS THIS A KEY DECISION REPORT?

Yes [ ] No [X]

If yes, when did it first appear in the Forward Plan?

……..

This is a Key Decision because: ……..

…….

Wards/Parishes affected: ……..

……..

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

Malcolm Greer — Cabinet Member for Regeneration
Telephone: 01634 862876
E-mail: malcolmgreer@maidstone.gov.uk

Mike Parkinson — Principal Conservation Officer
Telephone: 01622 602335
E-mail: mikeparkinson@maidstone.gov.uk

Linton Conservation Area Management Plan

Maidstone Borough Council
DRAFT FOR ADOPTION
February 2010

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Linton Conservation Area Management Plan

I Introduction

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to formulate and publish policies and proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.

Recent guidance from English Heritage (Guidance on the Management of Conservation areas) published in February 2006 suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.

It is important to note that a conservation area management plan cannot, of itself, introduce entirely new planning policies. Instead it will need to refer back to the original legislation; to government guidance (mainly Planning Policy Guidance Note 15 for listed buildings and, to a lesser extent, Planning Policy Guidance Note 16 relating to archaeology); to approved structure plan and local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.

The Management Plan for Linton Conservation Area sets out the means proposed for addressing the issues identified in Section IV of the Linton Conservation Area Appraisal, adopted by the Council on 26th March 2008, and outlines the proposals for boundary changes as also suggested by the Appraisal.

II The Conservation Area Appraisal

The Linton Conservation Area Appraisal sought to establish the key elements which combine to produce the special architectural and historic interest of the Conservation area, to explain how it has developed into its present form, and to identify pressures and developments which threaten its special character or sites and features which detract from its appearance.

The Appraisal's analysis of character provides a basis from which to make consistent and informed development control decisions and to frame design guidance; it also indicates areas of concern which require attention outside of the development control process. It forms the springboard for the proposals of this Management Plan.

The Appraisal finds a number of positive elements which contribute to the special character of the Conservation Area. These may be summarised as follows:

- The hill top location with extensive views to open countryside in the Weald approaching the main village centre from the north.

- The setting of the whole area defined by Linton historic park to the east and open countryside to the west.

- The built form of the village is influenced by its relationship with Linton Park. The historic centre of the village is marked by buildings that aggregate together with the parish church close to the hill top, the church almost being sited within Linton Park. The linear pattern of development down the hill towards the Low Weald Special Landscape Area occurs only on one side of the main A229 trunk road and has a marked "estate village" character with many similarly-designed semi-detached pairs of cottages; the eastern side of the road is open parkland to Linton Park with important boundary planting of trees.

- The survival of a high proportion of historic buildings (both listed and unlisted).

- Little modern redevelopment – that which does exist is of appropriate scale and materials.

- A consistent scale of buildings.

- The dominant use of a limited palette of largely local building materials.

- The importance of trees both within the Conservation Area and as a backdrop to it on both sides of the road.

- The importance of the open landscape setting, particularly to the west and east of the Conservation Area.

- A predominance of steeply-pitched roofs.

- A largely residential character, but with social facilities such as the village hall, the Bull pub and the parish church adding to its vitality.

Conversely, the Appraisal identifies a number of features which detract from the special character of the Conservation Area. These can be summarised as follows:

- The heavily trafficked A229 road bisecting the village on a north-south alignment with noise and light pollution as a result of this dominating environmental influence.

- The cumulative impact of "minor" alterations such as replacement windows and doors (often in uPVC) or re-roofing in inappropriate materials to unlisted dwelling houses where such alterations currently enjoy permitted development.

- Telegraph poles and overhead wiring in the upper village near the church.

- The visual intrusion of traffic signage.

- The weak character of the approach and entrance to the Conservation Area from both the upper hill top north end and the lower south end.

The Appraisal also suggests that it may be appropriate to consider the extension of the Conservation Area to include Linton Park, its grounds and outbuilding. Consideration is also given to a wider setting of the church yard to include the village and church car park, and an extension northwards beyond the existing north boundary up to Hill Farm and beyond to the junction of the A229 and the east-west Heath Road. This is studied in more detail in Section 4 of this Management Plan together with other proposals for rationalising the boundary.

III Policy Background

Planning Policy Guidance Note 15

National Policy and advice regarding conservation area matters is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Paragraph 4.2 of PPG15 points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas and that conservation policy should address the quality of the townscape in its broadest sense as well as the protection of individual buildings. It suggests that a wide range of factors can contribute to the special character of conservation areas – for example, the historic layout of property boundaries and roads/streets/paths; the mix of uses; characteristic materials; appropriate scaling and detailing of new buildings; the quality of advertisements, shopfronts and street furniture; the nature of hard and soft surfaces; vistas along streets and between buildings; and the impact of traffic.

Paragraph 4.3 of PPG15 goes on to identify the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.

Paragraph 4.5 of PPG15 suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and paragraph 4.9 reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a "public meeting" in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

The South East Plan

The approved Strategic Plan is the South East Plan Structure Plan, published in May 2009. Policies within it which are relevant to all conservation areas in the region are:-

- Policy BE1 – This policy applies generally, not just within conservation areas. It requires local authorities to promote and support design solutions for new developments which are relevant to their context and respect local character and distinctiveness; it also encourages the sensitive re-use of redundant or under-used historic buildings.

- Policy BE6 – This policy requires local authorities to adopt policies which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness.

The Maidstone Local Development Framework

Maidstone Borough Council has begun the preparation of its Local Development Framework which will form the successor to the Maidstone Borough Wide Local Plan 2000. A supplementary planning document to cover conservation areas has not yet been produced, and whilst this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document and does not form part of the Local Development Framework. Only some of the policies in the Maidstone Borough Wide Local Plan 2000 continue to form part of the Development Plan since 28th September 2007 – these are known as "Saved Policies". No policies specific to conservation areas are included within these Saved Policies, but Policy ENV33 relating to special landscape value is – this policy essentially reflects Policy EN4 of the Kent and Medway Structure Plan but also states that any new buildings should reflect the traditional character of buildings in the area insofar as their design, siting and materials is concerned.

IV Proposed Boundary Changes

The Conservation Area Appraisal suggests that one significant extension to the designated area to be considered is to include Linton Park including all the grounds and outbuildings around the main Grade I listed house. The park itself is included in the national Register of Historic Parks and Gardens – the boundaries of the designated area are shown on Map5

The justifications for this suggested extension are:-

- The historical quality and interest of the whole park which is readily visible approaching Linton from the south with the house set in its midst dominating the area from its prominent hillside location. The white external finish to the house set amongst a matured and well treed landscape makes a striking scene.

- The influence of Linton Park on the formation of the village.

- The physical and functional links with the core of the village via direct connection by footpaths from the manicured grounds around the house to the church and its setting including the church yard and the farm meadows associated with this area.

- The contribution which views of the landscaped open grounds make to the character of the village and the importance of trees along the eastern boundary which line the A229.

- An improvement to the controls provided by conservation area designation over the matured landscaped screening on either side of the A229 as it enters the area from the north before descending down into the hill top position. This existing screening on both sides sets the visual character of the whole area and should be protected.

The suggested boundary extension does not coincide exactly with the boundary of the registered historic park. It includes areas outside it which formerly fell within the park and have buildings associated with it; it also excludes some modern farm buildings which fall within the registered area. It also includes Loddington House and the adjacent former farm buildings, which were all previously associated with Linton Park and form an attractive Victorian group.

A case might also be made for a small westward extension along Wheelers Lane to include some additional estate cottages and The White House, a detached house in spacious grounds designed by G.M. Adie, the architect of the listed "Charters" at Sunningdale and Stockwell Bus Garage.

A detailed description of all buildings and sites within this suggested extension follows. These descriptions are based on examination from the existing particulars and aerial photographs and by historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

In addition to a physical description, buildings and structures have been assessed according to their potential value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high historic architectural interest or townscape function must be retained.
- Positive - buildings/sites which would make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Address	**Listed/Unlisted**	**Description/Comments**	**Value to Character**
Linton Park	Listed Grade I	Built in the 1730s with additions and alterations in 1825 replacing an earlier house called Capell's Court. This important and prominent Grecian style country house with a stucco finish is set in the midst of an extensive and finely wooded park. Around this architecturally dominant building are a number of lesser buildings scattered around the park which are described below.	Essential
Linton former Stables and Paved Yard	Listed Grade II	Stables now garages built circa 1825. Painted brick with slate roof, buff brick to rear. The main range with 3 taller pavilions is 2 storeys on a painted brick plinth. Clock and bell tower with elaborate	Essential

		fenestration. Associated with the stables is a paved yard with stone setts.	
Folly	Listed Grade II	Mid to late 18th Century. brick built with rendered finish and channelled stucco under a slate roof in a gothic style and single storey	Essential
Sundial	Listed Grade II	This sundial is early to mid 18th Century in stone with metal dial set on a vase pedestal with ionic capital.	Essential
Flight of Steps	Listed Grade II	An imperial flight of steps in stone leading to the south from a lower terrace to the house comprising 30 steps 4 metres broad separated by landings including stone retaining walls and balustrading and stone urns associated with the landings of the lower most southern flight.	Essential
Ice House	Listed Grade II	A spheroidal late 18th-Century underground brick lined chamber with a vaulted brick entrance tunnel.	Essential
Azalea Cottage, Magnolia Cottage and Wisteria Cottage, Linton Park	Unlisted	3 detached houses dating from the mid 20th Century. Red/brown brick with pantile roofs. Neo-Georgian design	Neutral
Walled garden to rear of The Stables, Linton Park	Unlisted	Tall curved brick walls, probably early 19th Century date enclose a former kitchen garden. Northernmost wall retains lean-to greenhouse, potting sheds, etc.	Positive

Cuckoo Fields, Linton Park	Unlisted	Large brick and tile-hung house with tiled roof in vernacular neo-Georgian style. Mid 20th Century.	Neutral
Home Farm, Linton Park	Unlisted	Victorian model farm yard. Single storey brick buildings with tiled roofs form 3 sides of a courtyard, southern side enclosed by brick wall. Larger-scaled buildings on north side have exposed half timbering to gable ends, triangular dormers and tiled roof vent structure.	Positive
Keepers Cottage, Linton Park	Unlisted	Later 19th Century. Detached ragstone house of one storey with rooms in roof. Clay tiled roof. Gables with decorative bargeboards. Modern extensions to rear in reconstituted stone.	Positive
The White Lodge, Loddington Lane	Unlisted	Former laundry to Linton Park. Early 19th Century. 2 storeys, white painted stucco with slate roof. Pedimented gables to each end and in centre of south and north fronts. Major alterations and extensions in 1972.	Positive
The Paddocks, Loddington Lane	Unlisted	Semi-detached pair of estate cottages, late 19th Century. Ragstone with plain clay tiled roof. Gables with decorated bargeboards. Central clustered chimney stacks. Casement windows.	Positive
East Lodge, Loddington Lane	Unlisted	Probably early 19th Century. 2 storeys white-painted brick with gabled slate roof. Modern "sash".	Positive

Loddington Lane Cottages, Loddington Lane	Unlisted	Stuccoed with pyramidal slate roof. Central chimney stack. Probably early 19th Century. Modern uPVC fenestration.	Positive
Rose Cottage, Loddington Lane	Unlisted	Probably late 19th Century. Ragstone with tiled roof. Single storey with rooms in roof. Two gabled dormers rising from eaves.	Positive
Loddington House, Loddington Lane	Unlisted	A large mid Victorian house of ragstone construction	Positive
Loddington Cottage, The Stables and Loddington Oast, Loddington Lane	Unlisted	An attractive vernacular group of 19th Century date including converted agricultural buildings	Positive
1 & 2 Wykeham Cottages, Heath Road	Unlisted	Probably late 19th Century. Brick with clay tile roof. Casement windows.	Positive
3-6 Wykeham Cottages, Heath Road	Unlisted	Probably early 20th Century. Brick terrace with tile-hung gable ends and clay tile roof. End wings project. Altered casement windows. A simple Arts and Crafts influenced design.	Positive
Stone House, Heath Road	Unlisted	Probably early/mid 19th Century. Ragstone with hipped clay tile roof. Sash windows.	Positive
North Lodge, Heath Road	Listed Grade II	Early 19th Century cruciform single storey former lodge to Linton Park. Stucco with slate roof. Round-headed windows.	Essential
Willow Court, Wheelers Lane	Unlisted	Late 20th Century. Bungalow of red brick	Neutral

		with tiled roof.	
Fieldfares, Wheelers Lane	Unlisted	Late 20th Century bungalow, stone cladding and brick with tiled roof.	Neutral
The White House, Wheelers Lane	Unlisted	1939/40, architect G.M. Adie. White painted brick, pantile roof – a good example of its period.	Positive
Weald House, Wheelers Lane	Unlisted	Late 20th Century. Brown brick with some applied timbering. Tiled roof.	Neutral
1-4 Redwall Cottages, Wheelers Lane	Unlisted	2 pairs of estate cottages, late 19th Century. Rendered with clay-tiled roofs, paired gables facing street. Casement windows. Nos 3 and 4 have Gothic doorways.	Positive
The Old Forge House, Wheelers Lane	Unlisted	Late 20th Century house, red brick and tile hanging with tiled roof.	Neutral
The Old Granary, Wheelers Lane	Unlisted	Brick with weatherboarding to first floor. Clay tiled hipped roof. Probably early 19th Century, converted to house in 20th Century	Positive

Other more minor adjustments to the boundary of the Conservation Area are also suggested, such as the car park area north of the church and the cottages north of The Bull public house. At the moment the boundary separates Forge House and Forge Cottage just north of The Bull from The Old Forge; although not a listed building The Old Forge is integral to the built form of development approaching the village centre down the hill and forms a visual link to a historic village service. This boundary extension as Map 1A illustrates needs to include the wooded area south of Hill Farm which in itself provides an important dense green screen on the west side of Linton Hill setting the landscape ambience of the area so important to its character. This dense framing of the road is in complete contrast to the incredibly breathtaking views of the Low Weald Down away to the south as the upper village area is entered.

Further minor boundary changes are considered appropriate along the western side of the Conservation Area so that the boundary line better coincides with physical features and plot boundaries on the ground. The most significant of these is the inclusion of the whole of Vicarage Field, only part of which falls within the current Conservation Area. As regards the wider landscape setting of the Conservation Area to the west it is considered that existing planning

controls are adequate to protect these open areas and that they do not have the necessary special architectural or historic value to merit inclusion.

These proposals for boundary changes will be the subject of further consultations with affected residents, landowners and other interested bodies as part of the designation process and will be subject to Member approval. The boundary changes are considered to be of high priority.

V Principles for Development Control

Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the Conservation Area. To this end, the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its setting:-

1. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the more detailed guidance of PPG15 and any subsequent revisions, additions or replacement government guidance.
2. The Council will apply the relevant policies of the Kent and Medway Structure Plan and any relevant saved policies from the Maidstone Borough-Wide Local Plan 2000 until such time as these policies are replaced by policies in the emerging Local Development Framework.
3. The Council will require all planning application and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the Conservation Area; it should also cover any access issues which exist. In some cases a separate Heritage Statement will also be required.
4. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which are to be retained. The application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to construction – Recommendations'. It should also include details of any proposed works to, and methods for protecting, any retained tree. Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be registered.
5. Outline planning applications will not be accepted for proposals within the Conservation Area or on sites affecting its setting.

6. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the Conservation Area or affecting it setting.
7. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition.
8. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, Conservation Area Consent will not be granted for the demolition of buildings identified as being "essential" to the character of the Conservation Area, and is unlikely to be granted for those rated as "positive"; buildings cited as "neutral" may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to be "negative" will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.

9. The Maidstone Borough – Wide Local Plan 2000 does not include any of the Conservation Area within an area identified as appropriate for residential development. It is therefore considered that the scope for new developments within the Conservation Area is very limited, but in dealing with any proposals the Council will have regard to the following considerations in addition to those set out in point 8 above:
   a) Development should respect the essentially linear form of the existing village.
   b) New developments should utilise building materials appropriate to the Conservation Area, which are:-
      i. Red or yellow stock bricks
      ii. Painted brick
      iii. Ragstone
      iv. Render
      v. Clay plain tiles for roofs or tile-hanging
      vi. Painted timber windows

In the case of red stock bricks and tiles it will be important for them to be made of Wealden Clays or Clays of similar geological formation. Similarly, yellow stock bricks should be made from Thames Valley clays or clays of similar geological formation, or of Gault clay.

c) Buildings should respect the predominant scale of village buildings, which is modest. Buildings should not exceed 2 storeys in height (although attic accommodation may be acceptable). Bungalows will not be considered to be appropriate to the character of the Conservation Area.

d) Developments should preserve trees which are healthy and make a significant contribution to the character of the Conservation Area, whether or not they are protected by a Tree Preservation Order.

10. The Council will seek to protect the attractive open setting of the Conservation Area, particularly to its southern and western sides, and will protect the registered historic park of Linton Park from development detrimental to its appearance and interest.

11. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:-

a) Extensions should normally be of matching materials, design and detailing to the host building, and should be subservient in scale.

b) Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall eight of the roof. Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally-detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large "box" dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.

c) Rooflights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. "Conservation Rooflights" which sit close to the roof slope should be used.

d) Porches can have a disruptive effect on the appearance of regularly designed terraces and semi-detached buildings, and on all buildings if too large or poorly designed. The Council will consider all proposals for porches carefully and where necessary will resist them. Where appropriate in principle, porches should be of modest size and be of appropriate design for the building to which they are to be attached.

e) Garden outbuildings and garage should be small-scale and discretely sited. They should be built of materials

appropriate to the Conservation Area as set out above. The siting of garages in positions in advance of the front walls of houses will not be appropriate in most cases. Garage doors should ideally be of traditional timber framed, ledged and braced design, but up-and-over doors of vertically-grooved design may be acceptable in certain locations; double garages should preferably be accessed by two single doors. Elaborate door designs of spurious historical detail (e.g. neo Tudor) should be avoided.

f) Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.

g) Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedges, walls of brick or ragstone, or picket fences. Close-boarded fences have an unfortunate suburban character and will not normally be considered appropriate except in rear gardens where they are not readily visible from the streets or other public spaces.

VI Enhancement Proposals

Article 4 Directions

The Conservation Area Appraisal revealed that significant damage to the character of the Conservation Area had been occasioned by alterations to unlisted single dwelling houses carried out under permitted development rights granted by the Town and Country Planning (General Permitted Development) Order (GPDO). Such alterations include re-roofing in inappropriate materials and replacement windows and doors of inappropriate design or materials (they are often in uPVC). Whilst individually such alterations may be minor, their cumulative impact is substantial. This is particularly the case with the estate cottages at the lower end of the village, which share common details of fenestration and other design features.

Articles 4(1) and 4(2) of the GPDO enable local planning authorities to make directions to withdraw such permitted development rights. Directions under Article 4(1) can be applied to any land and any type of building and can remove any permitted development right specified in the Direction; a Direction under Article 4(1) needs to be approved by the Secretary of State. Article 4(2) Directions can only be made within Conservation Areas, and can only apply to single dwellings houses and ancillary buildings. The individual permitted development rights which can be removed are limited to specific classes of development and only parts of buildings which front onto highways, waterways or open spaces can be covered by an Article 4(2) Direction – however, there is no need to obtain the approval of the Secretary of State.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development

rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. Such evidence has been obtained in the production of the Conservation Area Appraisal.

Within Linton Conservation Area there are a large number of listed buildings which are protected from unsuitable alteration by listed building legislation. In addition, non-residential buildings enjoy little in the way of permitted development rights. Nevertheless, there are a large number of unlisted single dwelling houses which have either already been unsympathetically altered or which are vulnerable to further such alteration. The Council will, therefore, as a matter of priority, consider the making of an Article 4 Direction to cover appropriate parts of the Conservation Area.

Enforcement Strategy

Unauthorised development may seriously harm the character of the Conservation Area 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. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 9 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.

Buildings in Disrepair

This is currently not a significant issue in Linton Conservation Area. However, 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 significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:

i. 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, a vacant unlisted building whose preservation is considered important to the maintenance of the character and appearance of the Conservation Area. 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 day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.
ii. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

ii. "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.

Trees

Trees are identified as important contributors to the character of the Conservation Area. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level are protected under Section 211 of the Town and Country Planning Act 1990 and six weeks' formal prior notice to the Council is required for any proposal to cut down or carry out other work to such trees (a Section 211 Notice). Some trees are already protected by Tree Preservation Orders and the Council will endeavour to ensure that these are kept so long as they are healthy and pose no threat to life or property. The Council will consider the making of further Tree Preservation Orders where appropriate and expedient. If a tree is considered to be dead, dying or dangerous, the person proposing to remedy the problem is advised to give the Council 5 day's prior notice to establish whether a notice or consent under tree Preservation Order legislation is required.

New developments will be expected to retain existing trees of merit and, where appropriate, suitable new tree planting may be required as a condition of the grant of planning permission. A full planning permission which details works to protected trees overrides the requirement to give notice or obtain consent separately for such work.

However, anyone who otherwise carries out work to a tree in a Conservation Area without giving the necessary notice or obtaining the necessary consent where the tree is subject to a tree preservation order, is likely to be guilty of an offence punishable by a fine. There may also be a duty to plant a replacement tree of appropriate size and species at the same place as soon as can reasonably be done. This duty may also apply if the tree has been removed because it was dead, dying or dangerous.

Wirescape

The intrusive nature of overhead wiring and associated poles is apparent in the upper part of the Conservation Area. The Council will therefore negotiate with the relevant statutory undertakers to seek improvements to or the removal of

such wiring, subject to the identification of a suitable budget to carry out such works.

Traffic Management

The intrusive impact of heavy traffic along Linton Hill is identified in the Conservation Area Appraisal. Given that the road forms part of the A229 it is unrealistic to seek the exclusion of through traffic. However, steps could be taken to try and reduce the speed of traffic through the village and the Council will liaise with the Highway Authority to identify suitable ways of achieving this which are appropriate in both highway safety terms and their visual impact on the character of the Conservation Area. These might include stronger visual "signing" of the entrances to the village to reinforce the perception of "gateways" which would define the importance of the "place" being entered into, and which would indicate a change in highway priorities and driving attitudes.

The southern part of the Conservation Area is subject to a 40 mph speed limit, with the 30-mph restriction not occurring until half way up the hill. There is a temptation to maintain speeds in preparation for the ascent ahead, particularly for heavy vehicles, and consideration of extending the 30 mph limit to the Redwall Lane junction might be appropriate.

Increasingly one of the critical management tasks that local authorities are becoming involved with in the management of conservation areas is the visual and functional improvement of streets. English Heritage has published regional "Streets for All" guides in conjunction with the Department for Transport which give advice on the design of streets. More recently English Heritage has published a set of case studies covering a wide range of improvements that have been achieved in a variety of areas, such as guardrails and crossings, signage, clutter reduction and so forth.

The Council will therefore liaise with the Highway Authority to seek to implement the advice given in "Streets for All". The plan should be to take English Heritage's advice, i.e. on a "less is more" approach to reduce the practice of over using poles and columns, which can devalue a street scene. Some of the infrastructure can be attached to walls and buildings where appropriate to minimise street clutter. Other aspects worthy of further study are:-

- Parking Restrictions without Yellow Lines – The removal of yellow lines combined with zonal signage is a goal for conservation areas but if essential they should be marked only 50mm wide and cream in colour.
- Historic Surfaces – Over the years the historic surfaces to the street and pavements have changed; particularly at the "gateway" positions changes to road surfaces could be investigated.
- Non Standard Signs – Under the Traffic Signs Regulations and General Directions 2002 smaller signs with smaller lettering can be allowed in suitable circumstances lessen what is often regarded as unnecessary visual dominance.

- Reducing Sign Clutter – Excessive use of direction signs, street furniture and parking signs combine to create a confused foreground. The plan is to offer a rationalisation of signage to lessen its visual intervention into the area.
- Use of White Lines – Overuse of white lines is often visually detrimental and can affect the areas character. A plan of white line management could also be considered.

VII Review and Practice Procedures

The Conservation Area Appraisal and Management Plan will be reviewed after a period of five years and any appropriate amendments will be made.

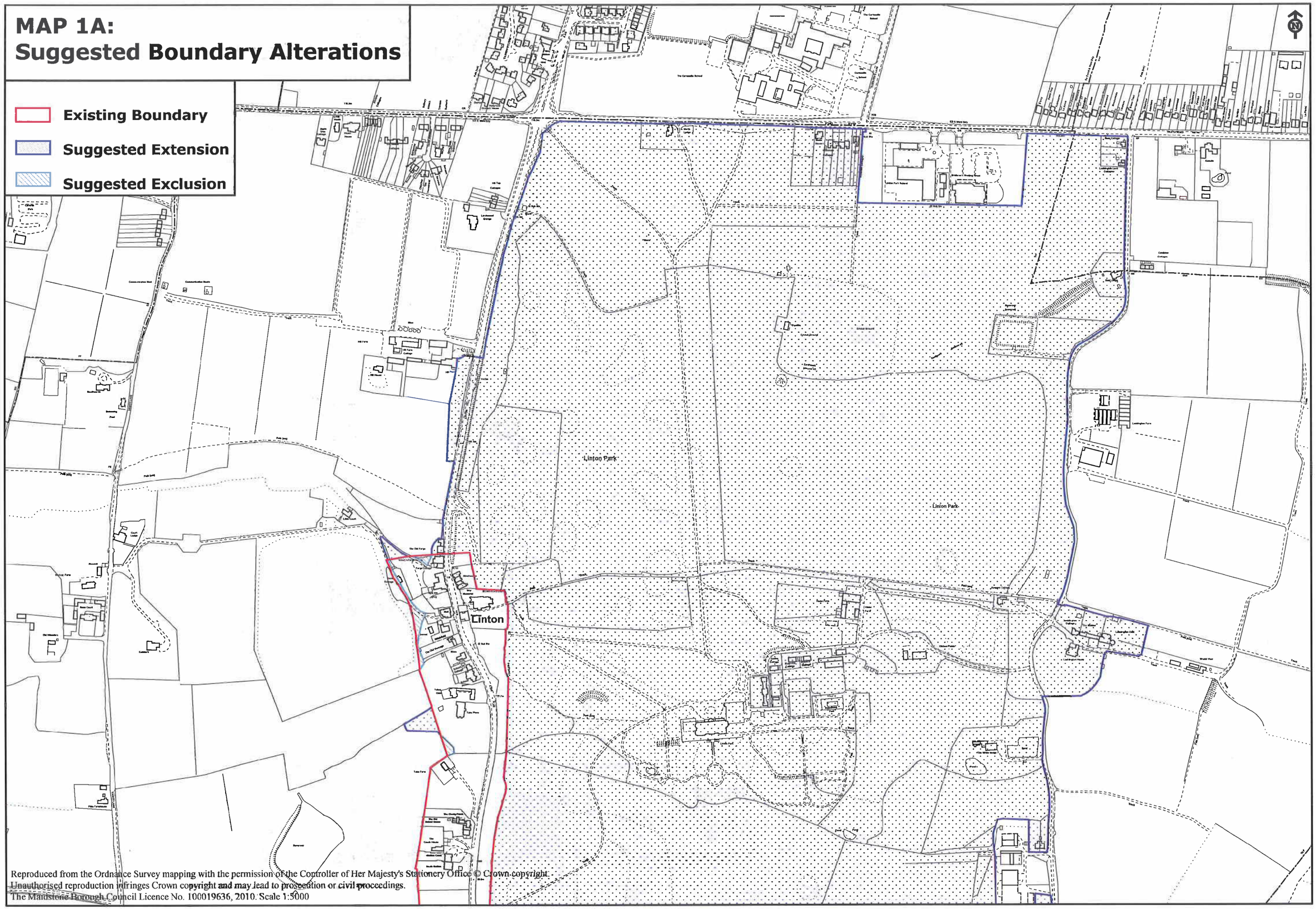
A comprehensive photographic survey of the Conservation Area will be carried out every four years at least, in order to monitor changes and identify unauthorised works.

VIII Action Plan Summary

Measures to remedy breaches of planning or listed building control and the disrepair of buildings will be pursued in an ongoing fashion whenever appropriate. A summary of action to be taken on specific issues follows:-

Issue	Action	Responsibility	Priority
Suggested boundary extensions and amendments	Research and propose appropriate changes to the boundary for approval of Cabinet Member for Regeneration. Conduct public consultation.	Heritage, Landscape and Design Team (HLD) Cabinet Member for Regeneration	High
Introduction of Article 4 Direction	Submit report for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Intrusive wirescape	Liaise with public utilities to encourage more sensitive approaches.	HLD Utilities	Low
Traffic management		HLD Kent County Council Highways	Medium

MAP 1A:
Suggested Boundary Alterations



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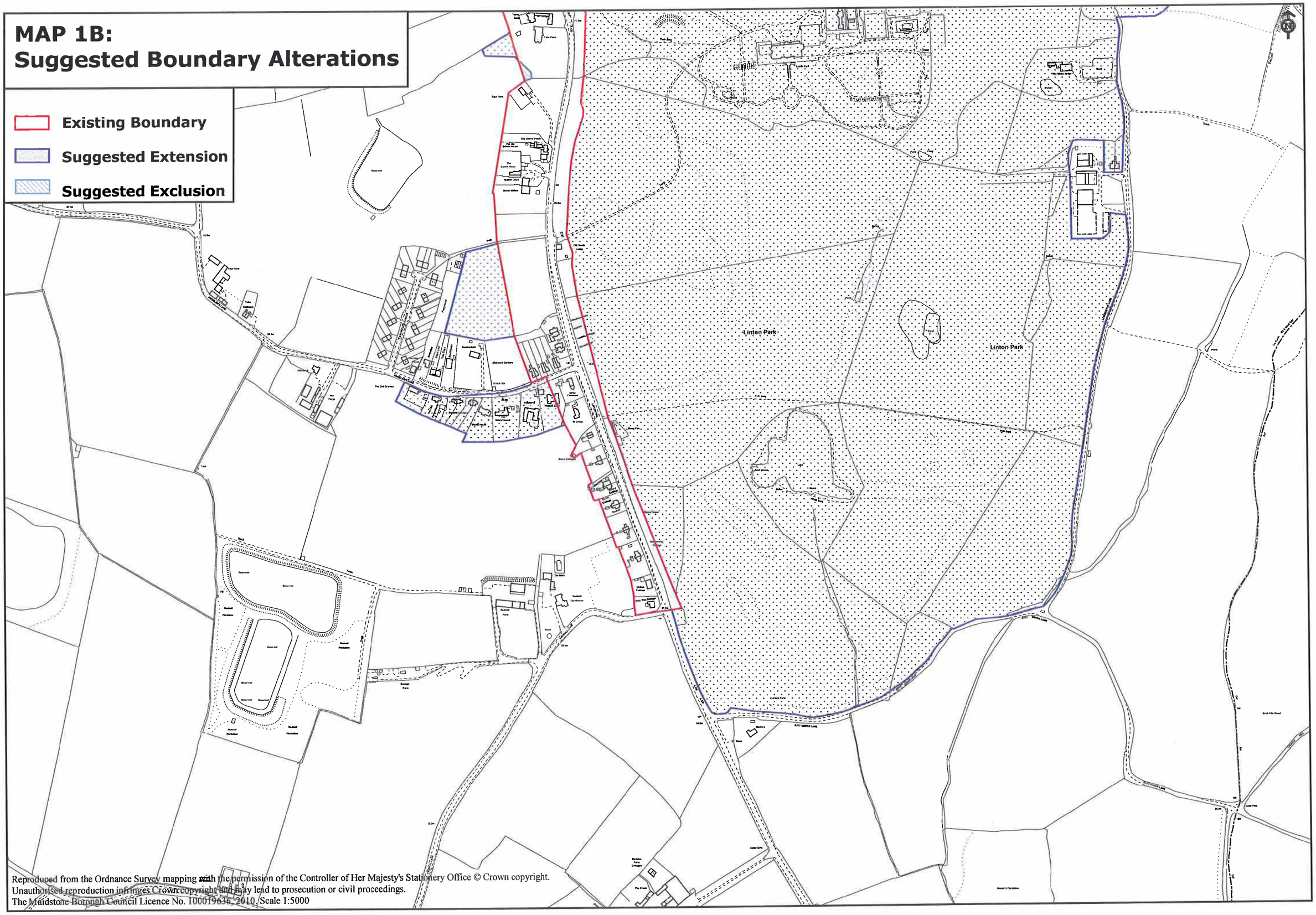
MAP 1B:
Suggested Boundary Alterations



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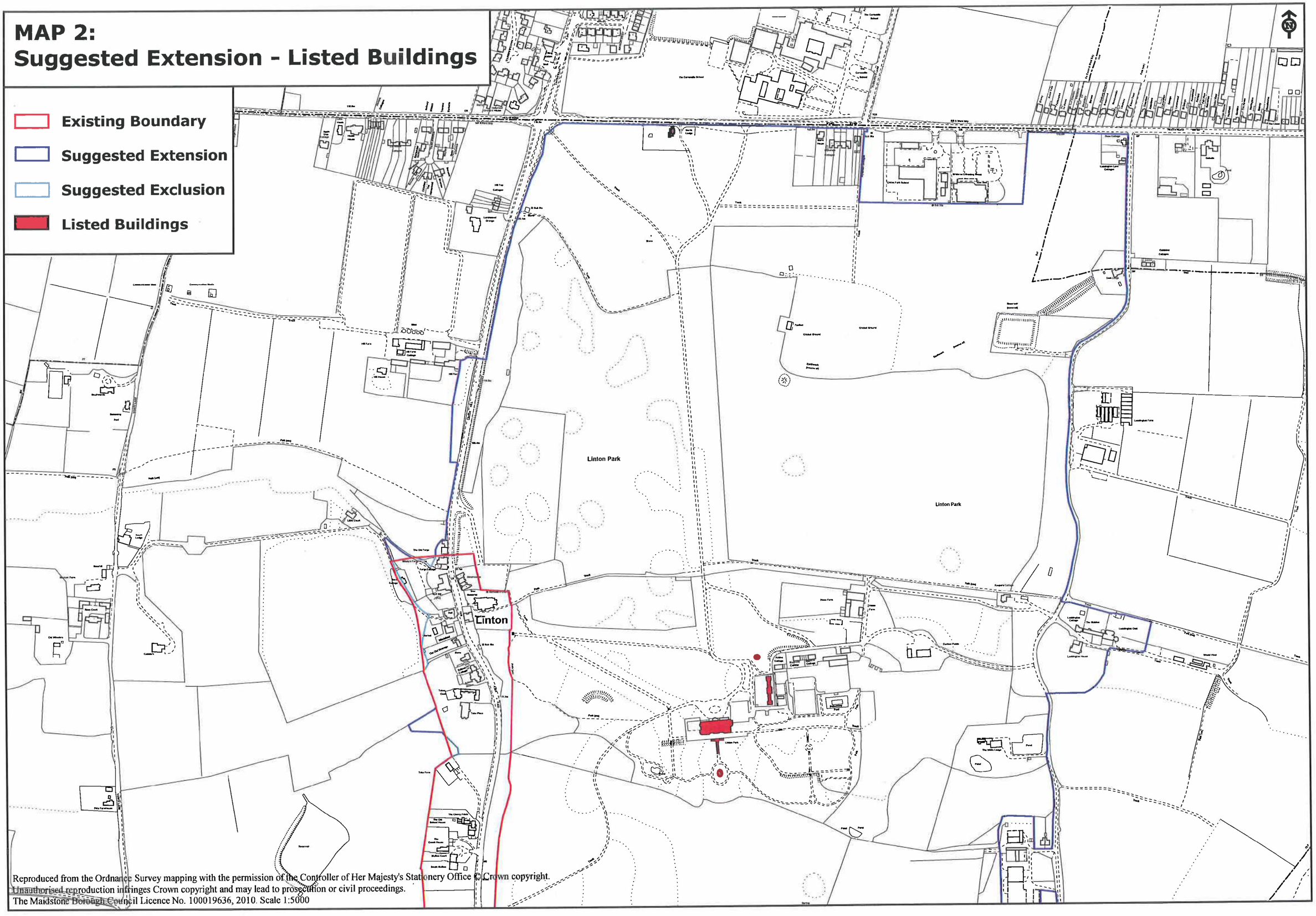
MAP 2:
Suggested Extension - Listed Buildings



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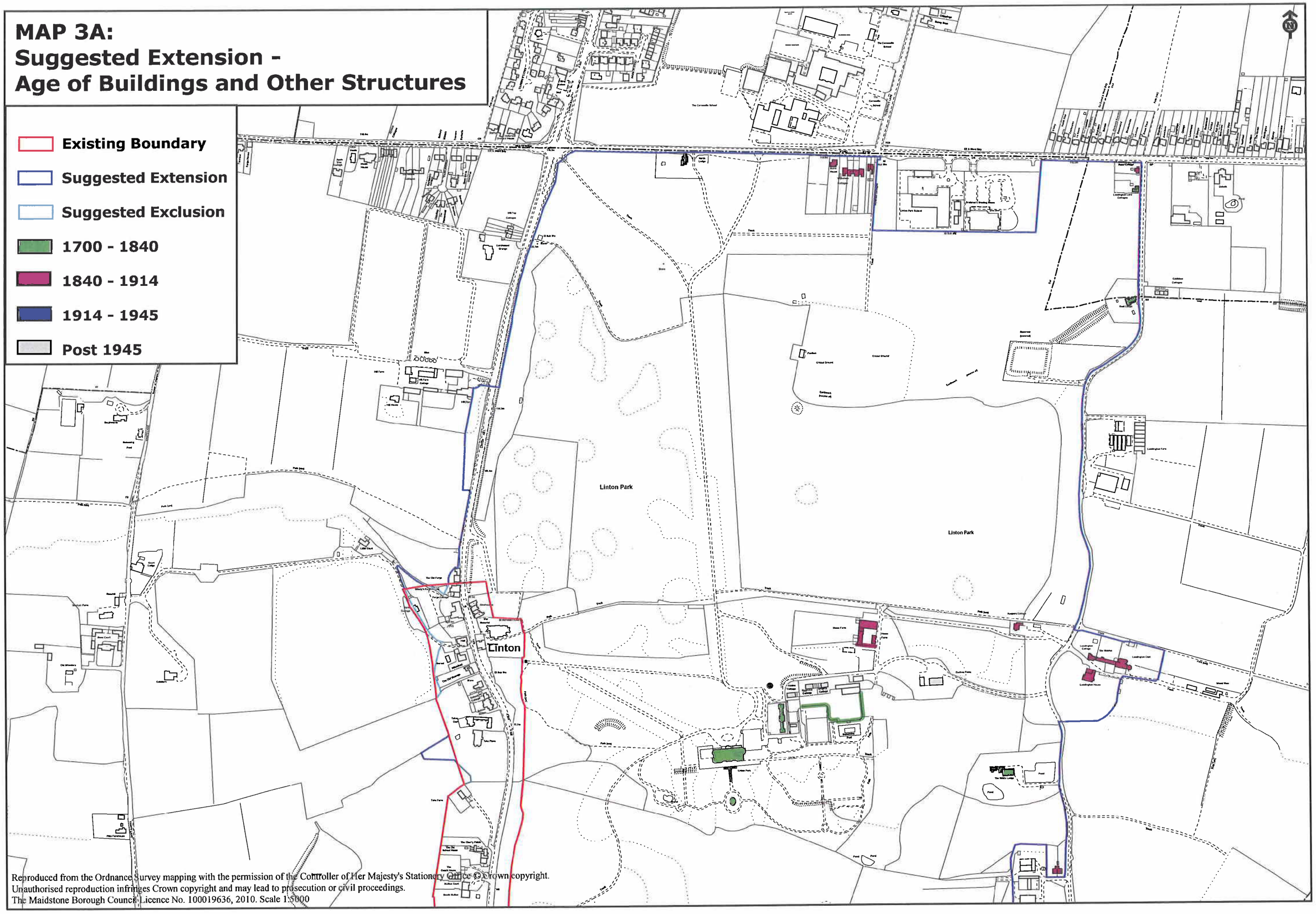
MAP 3A:
Suggested Extension -
Age of Buildings and Other Structures



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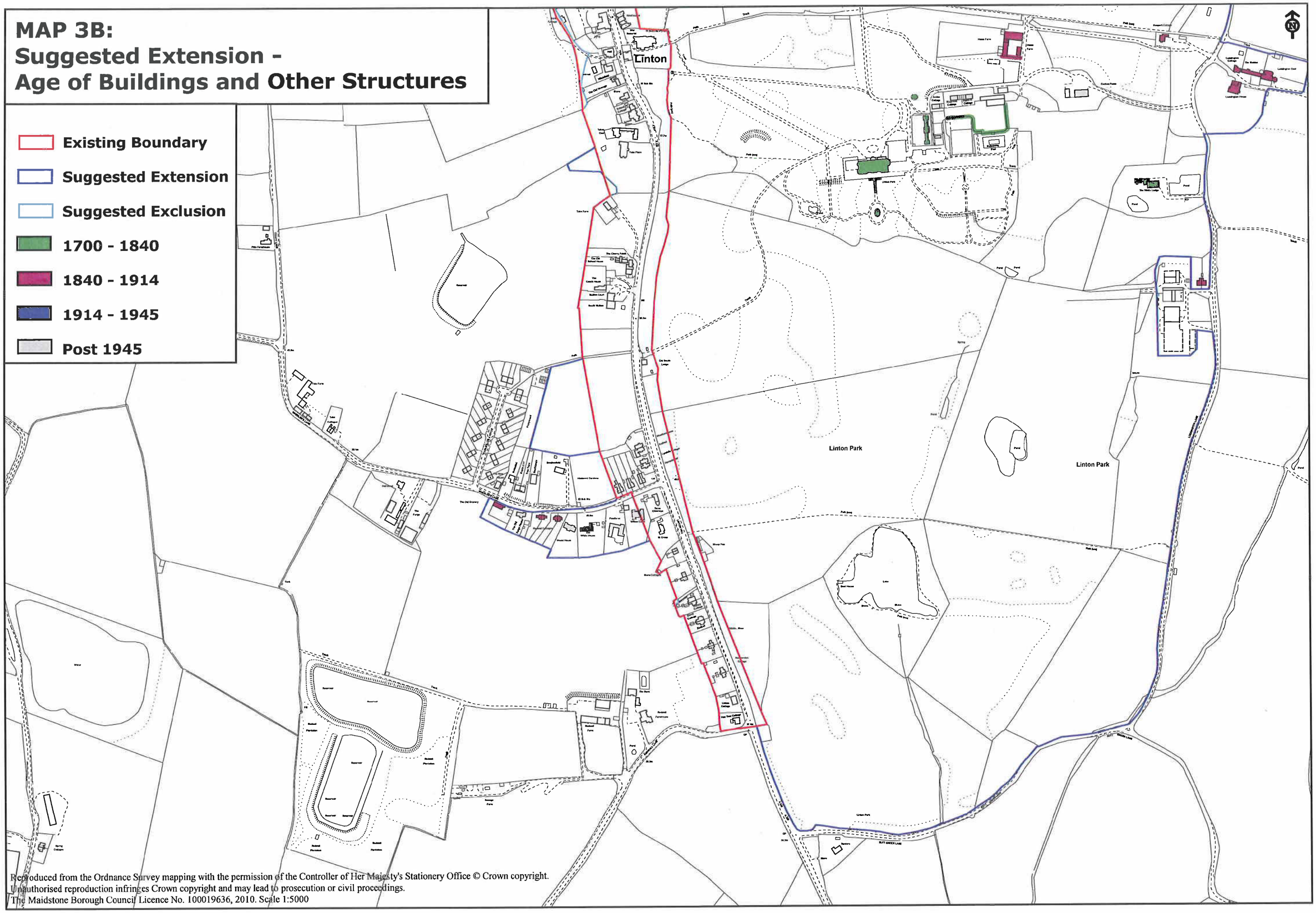
MAP 3B:
Suggested Extension -
Age of Buildings and Other Structures



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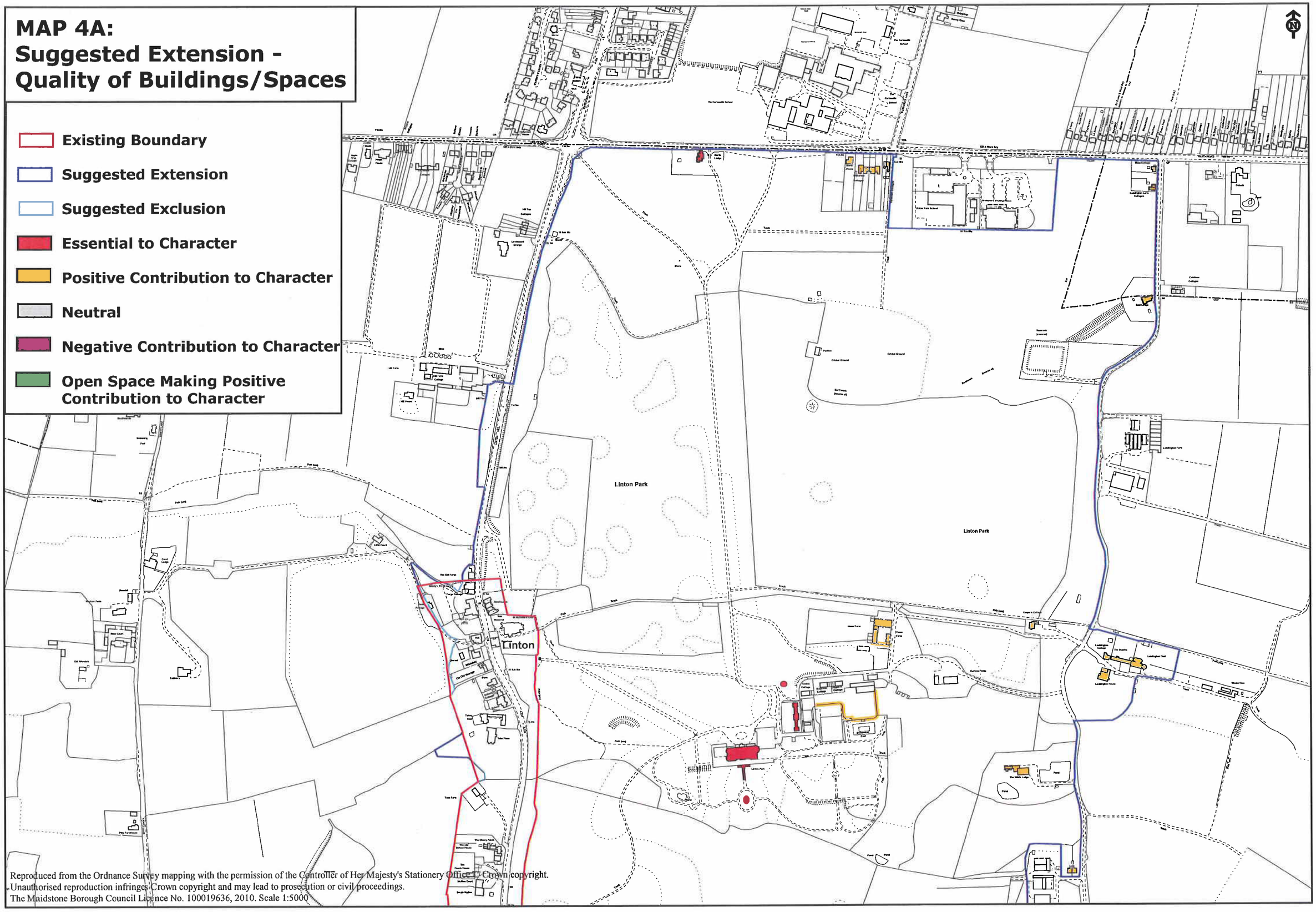
MAP 4A: Suggested Extension - Quality of Buildings/Spaces

- Existing Boundary
- Suggested Extension
- Suggested Exclusion
- Essential to Character
- Positive Contribution to Character
- Neutral
- Negative Contribution to Character
- Open Space Making Positive Contribution to Character



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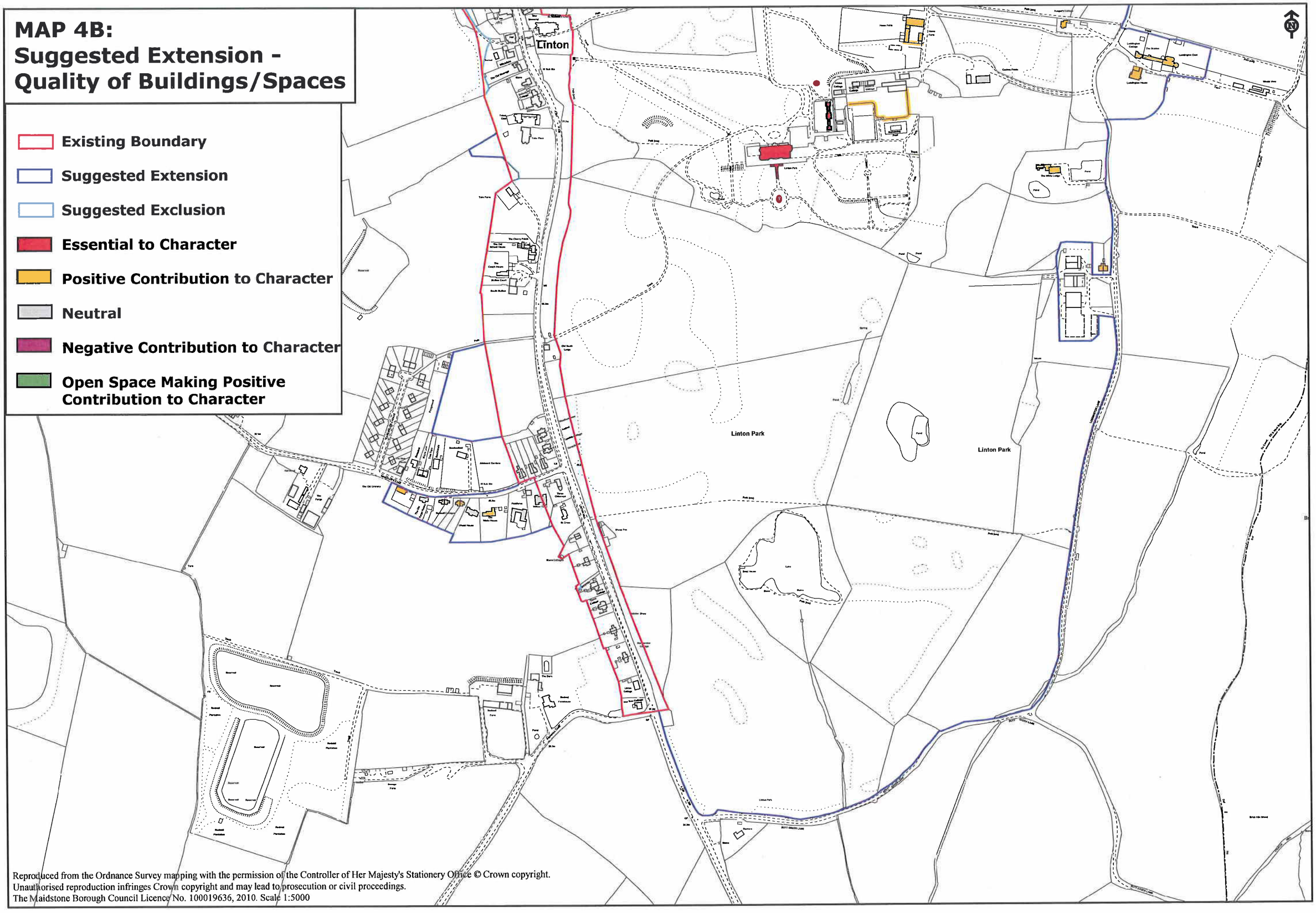
MAP 4B: Suggested Extension - Quality of Buildings/Spaces

- Existing Boundary
- Suggested Extension
- Suggested Exclusion
- Essential to Character
- Positive Contribution to Character
- Neutral
- Negative Contribution to Character
- Open Space Making Positive Contribution to Character



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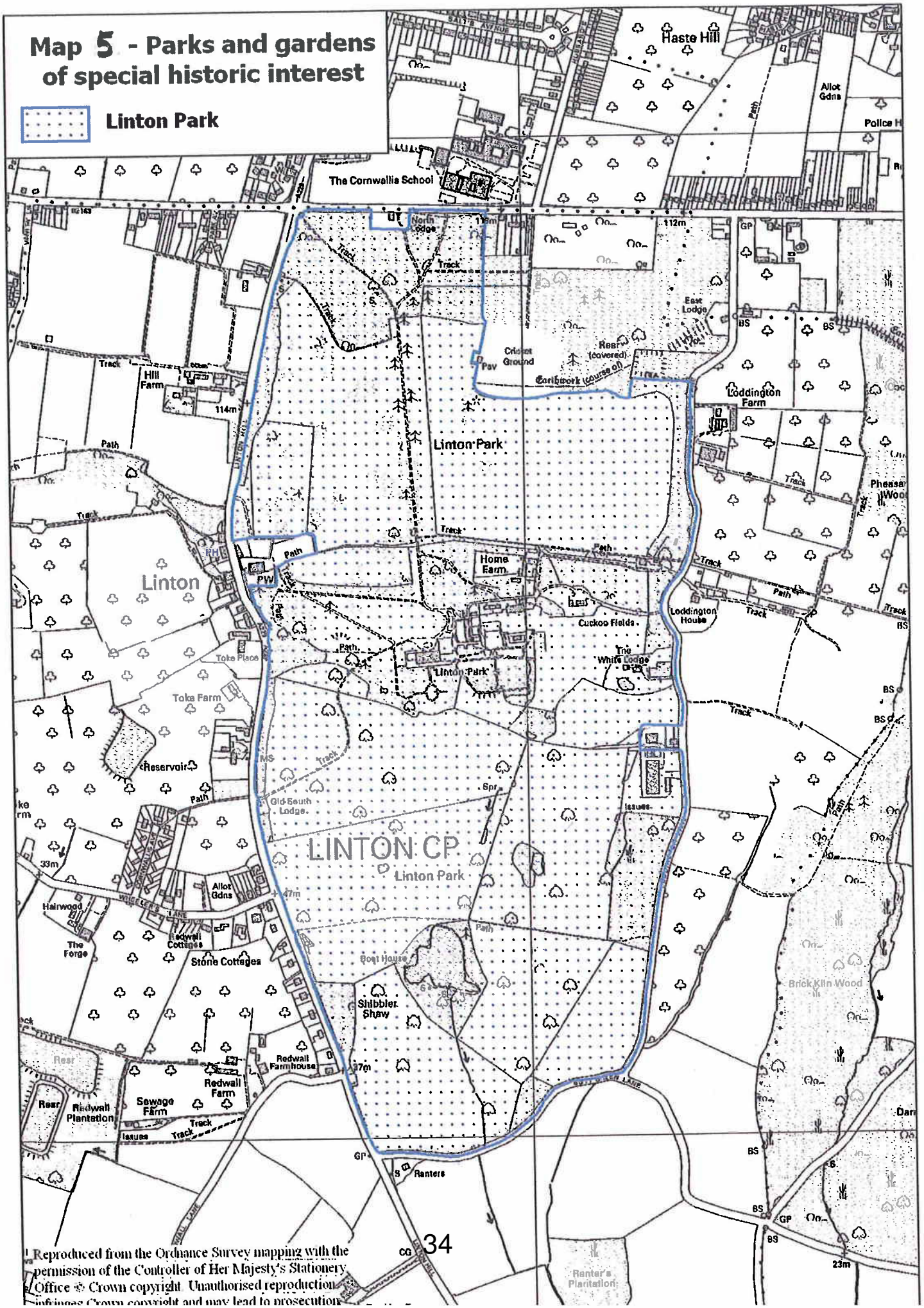
Map 5 - Parks and gardens of special historic interest

Linton Park



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MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

REPORT OF ASSISTANT DIRECTOR OF DEVELOPMENT AND COMMUNITY STRATEGY

Report prepared by Mike Parkinson
Date Issued: _____

1. BEARSTED CONSERVATION AREAS: DRAFT APPRAISAL AND MANAGEMENT PLAN DOCUMENTS

1.1 Key Issue for Decision

1.1.1 To agree the combined Conservation Area Appraisal and Management plan documents for Bearsted and Bearsted Holy Cross Conservation Areas for adoption and publication.

1.2 Recommendation of Assistant Director of Development and Community Strategy

1.2.1 That the Cabinet Member agrees that the text of the Conservation Area Appraisal and Management Plan documents for Bearsted and Bearsted Holy Cross Conservation Areas, attached as **Appendix A** to this report, be approved for adoption and publication subject to minor editorial amendments to be made if necessary by the Assistant Director of Development and Community Strategy.

1.3 Reasons for Recommendation

1.3.1 The original draft of the combined Bearsted Conservation Areas Appraisal and Management Plan documents was approved for consultation purposes by the Cabinet Member on 10th December 2009 and was the subject of consultation in accordance with the aims of the Council's adopted Statement of Community Involvement. This included the following bodies and individuals:-

- English Heritage
- Kent County Council
- Bearsted Parish Council
- Thurnham Parish Council
- Ward Member/s
- The Campaign to Protect Rural England

- Other relevant organizations with an interest in the particular areas, e.g. the Bearsted and Thurnham Amenity Society, Bearsted Woodland Trust

In addition, a copy was placed on the Borough Council's website and a press release placed in the Kent Messenger. Copies were also deposited at Maidstone and Springfield Libraries and at The Gateway, the latter accompanied by an exhibition. Internal consultations were carried out with the development control section. A drop-in session in association with the Gateway display was held on 18th January.

1.3.2 A walkabout followed by a discussion in the Village Hall was attended by eleven local residents.

1.3.3 Thirteen written responses were received in addition to verbal comments made at the walkabout. Consultees were encouraged to respond using a questionnaire relating to key issues and most respondents did so. Responses may be briefly summarised as follows.

1.3.4 All responses were generally supportive of the Appraisal and Management Plan and no significant issue was taken with the character appraisal itself. A number of comments were, however, made in respect of the proposals in the Management Plan and each of these proposals is reviewed below in the light of comments received.

1.3.5 Proposed Boundary Changes. No objections were received regarding the minor boundary changes proposed in the Bearsted Conservation Area to reflect physical features on the ground, and neither were any objections received to the proposed extension along Ware Street as far as the golf club access road – indeed four respondents positively agreed with this proposal (and agreement was implicit in some other responses too). However, a number of other suggestions for extensions to the Conservation Areas were received – these, together with my comments, are set out below.

- Church Lane Ten respondents suggested that the section of Church Lane linking the two Conservation Areas be designated, largely in response to recent developments granted permission in this area and the perceived threat of further development proposals leading to an intensification of development in the area. The question of the designation of this part of Church Lane has been considered on two previous occasions. In 1975 the Parish Council suggested that the whole of Church Lane, from The Green to Holy Cross Church, be brought within the Bearsted Conservation Area, but the Borough Council's Planning Committee in October 1977 decided not to designate as it was considered to be only of average architectural quality in comparison with the special quality of the area around The Green. In 1992 a further request was received from the Parish Council regarding Church Lane which resulted in the designation of the Bearsted (Holy Cross) Conservation Area; at this time the

first section of the lane was omitted from the designation as it was considered to be of a mixed character with no strong historic or architectural interest. Whilst undoubtedly a pleasant and spacious residential environment, development in this part of Church Lane consists of houses all dating from the middle decades of the 20th Century and not possessing any strong coherence or architectural quality. Central Government advice on the designation of conservation areas is given in PPG15, paragraph 4.3 of which states that "…authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest." Paragraph 4.5 goes on to advise that the "…principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest…" The considerations remain essentially the same as in 1977 and 1992 and in my view the area still does not possess the special interest which would justify designation. Development proposals on any of the sites in Church Lane would be likely to affect the setting of one or other of the existing conservation areas; as such, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 puts the same responsibility on the Council to ensure that proposals preserve or enhance the conservation area as would be the case were the site within the conservation area. I do not, therefore, propose to include in the Management Plan an undertaking to designate this linking area, although a small extension to encompass the whole of the former ragstone boundary wall to The Mount and the land immediately behind it is now included and shown on Map 24 because of the importance of this wall and the trees behind it in views into and out of the Conservation Area. Furthermore, an additional recommendation is included within the Management Plan to consider the residential areas around the Conservation Area for inclusion in the Character Area Assessment programme being carried out as part of the Local Development Framework process.

- Extensions to the East side of the Bearsted (Holy Cross) Conservation Area Two respondents specifically ask for the inclusion of the Elizabeth Harvie Field which lies immediately to the east of the churchyard of Holy Cross Church on the basis that views across it, both out of and in to the Conservation Area, are essential to the character of the Conservation Area. This is acknowledged to be the case, but again the question of the inclusion of this recreation ground has been previously considered by Planning and Transportation Committee in June 1999 when it was agreed that it was not appropriate for designation due to its lack of any special historic interest and

lack of significant trees; furthermore, its location outside of the identified urban area boundary in the Maidstone Borough-Wide Local Plan meant that it was unlikely to be considered acceptable for development. These conditions still pertain, and I therefore consider that its addition to the Conservation Area in isolation would not be appropriate. However, three respondents also mention the possibility of including Sutton Street in the Conservation Area; whilst this is quite remote from the existing boundary, the archaeological site of the original Mott Hall lies in the intervening land and given its historical importance in the development of Bearsted, its archaeological interest and the existence of physical earthwork remains its inclusion within the Conservation Area could be justified. As more survey work would need to be done regarding the historical development and quality of buildings in Sutton Street and to identify suitable boundaries if designation was to be considered it is not proposed at this stage to include a map in the Management Plan to show any potential extension of the Conservation Area; however, an undertaking to carry out the necessary survey work has been added.

- Ware Street Two respondents asked that consideration be given to a larger extension along Ware Street to go as far as the railway bridge and also include Chapel Lane and Chapel Farm. This area has been surveyed and analysed, and my view is that this larger designation would be inappropriate. Although there are some buildings of historic interest, they are interspersed with a large number of buildings of late 20th Century date and no architectural merit and it is considered that to extend the Conservation Area to this extent would weaken and devalue it. Some of the historic buildings are already listed buildings and as such enjoy stronger protection than would be given by inclusion in a conservation area. One relatively small area around Stocks House does possess more coherence as a historic group and this may be appropriate for consideration as a separate Conservation Area in due course, and the Management Plan has been amended to take account of this.
- Other Areas One correspondent suggested an extension along Yeoman Lane. Although this is an attractive narrow lane showing evidence of its rural past, it is lined with modern developments and does not have the requisite historic or architectural interest to merit designation. Again, it might be more appropriate to use the Character Area Assessment approach.

1.3.6 Principles for Development Control No objections were forthcoming on this section of the Management Plan proposals.

1.3.7 Enhancement Proposals

- The proposal to introduce an Article 4 Direction was specifically supported by seven respondents and no objections to it were received.
- One respondent referred to the need to manage and preserve the trees on The Green and a reference has been added to the section on trees regarding those in the public realm.

1.3.8 Summary of Key Proposals

Proposals are included for:-

The adjustment of boundaries and the consideration of extensions along a section of Ware Street.

Further consideration to be given to the feasibility of extending the Holy Cross Conservation Area to the east and to the creation of a separate conservation area based around Stocks House in Ware Street.

The introduction of an Article 4 Direction to cover the Conservation Areas.

Enhancement proposals relating to highway works, signs and street furniture and to trees in the public realm.

1.3.9 All of these elements will require separate procedural steps and will be subject to further consultation, with the aim of completing this programme over the next 24 months.

1.4 Alternative Action and why not Recommended

1.4.1 The alternative would be not to approve the Appraisal and Management Plan for adoption and publication. However, following this course of action would mean that the Council was not complying with national guidance and best practice.

1.5 Impact on Corporate Objectives

1.5.1 The appraisal and management plan will result in clear guidance regarding the important features and character of the two Bearsted Conservation Areas for all parties involved in projects, or decision making within them, and should thus assist in the attainment of corporate objectives.

1.6 Risk Management

The key area of risk is managing local expectation. The publication of an up to date management plan sets out an action plan summary, a series of measures to remedy breaches of planning or listed building control, the disrepair of buildings and general environmental improvements, together with a priority list. There is no budget or staffing resource allocated to implement these actions and many are outside of the Council's direct control. Where Maidstone is not the lead authority it needs to be made clear that officers might exert influence but do not have the power to carry out the proposed action. Actions within the Council's powers, where there is no direct cost implication, can be built into next year's revised work programme for Conservation Area Appraisals and Management Plans. This will obviously take into account current staff resources but will clearly not address any financial implications which, as yet, are not fully quantifiable.

There is also a risk that if there is a delay in the production of appraisal and management plan documents for Bearsted and Bearsted Holy Cross Conservation Areas in that the Council would miss an opportunity to provide further robust evidence on the impact of the KIG development proposal on the two Conservation Areas in question. The Inspectors for the KIG Public Inquiry have already received the Consultation Draft but obviously an adopted document would carry far more weight.

1.7 Other Implications

1.7.1

1.	Financial	
2.	Staffing	
3.	Legal	
4.	Equality Impact Needs Assessment	
5.	Environmental/Sustainable Development	X
6.	Community Safety	
7.	Human Rights Act	
8.	Procurement	

9. Asset Management

Environmental/Sustainable Development Implications

1.7.2 Conservation Area Appraisals and Management Plans should assist in the attainment of consistent decisions on development proposals and give greater ability to ensure that the high environmental qualities of conservation areas are protected. Management plans will address how sustainability can best be integrated into conservation areas without compromising their special character. The management plans can be instrumental in building partnerships for positive action by the Council with Parish Councils, English Heritage and other parties.

1.8 Relevant Documents

1.8.1 Appendices

1.8.2 Appendix 1 –Bearsted Conservation Areas Appraisal and Management Plan.

Appendix 2 – Consultation Responses.

1.8.3 Background Documents

1.8.4 609/102/01 – Bearsted Conservation Area

609/102/02 – Bearsted Holy Cross Conservation Area

IS THIS A KEY DECISION REPORT?

Yes [ ] No [X]

If yes, when did it first appear in the Forward Plan?

……..

This is a Key Decision because: ……..

…….

Wards/Parishes affected: ……..

……..

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

Malcolm Greer — Cabinet Member for Regeneration
Telephone: 01634 862879
E-mail: malcolmgreer@maidstone.gov.uk

Mike Parkinson — Principal Conservation Officer
Telephone: 01622 602335
E-mail: mikeparkinson@maidstone.gov.uk

MAP 1 - Aerial photograph
Bearsted and Bearsted Holy Cross Conservation Areas

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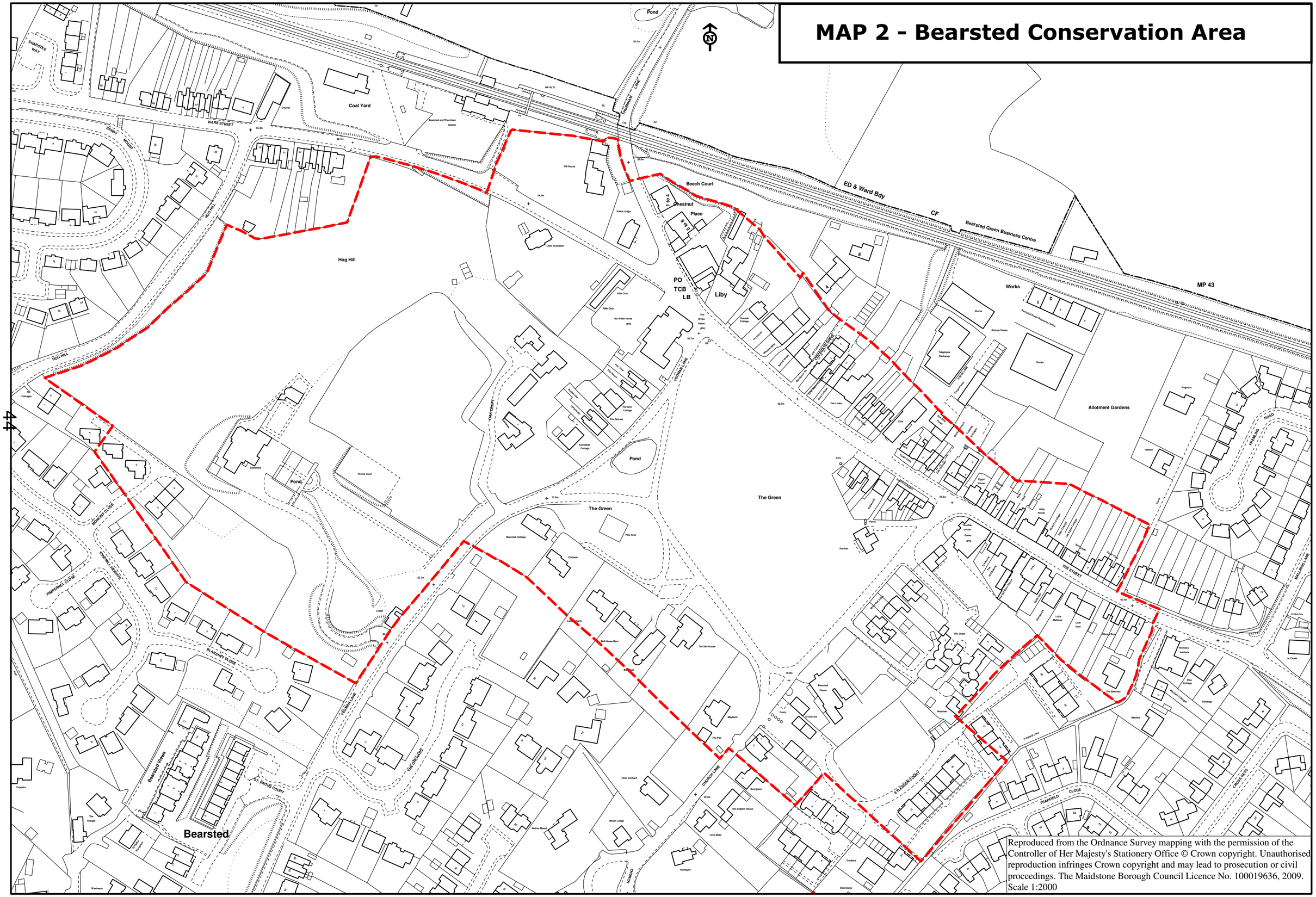
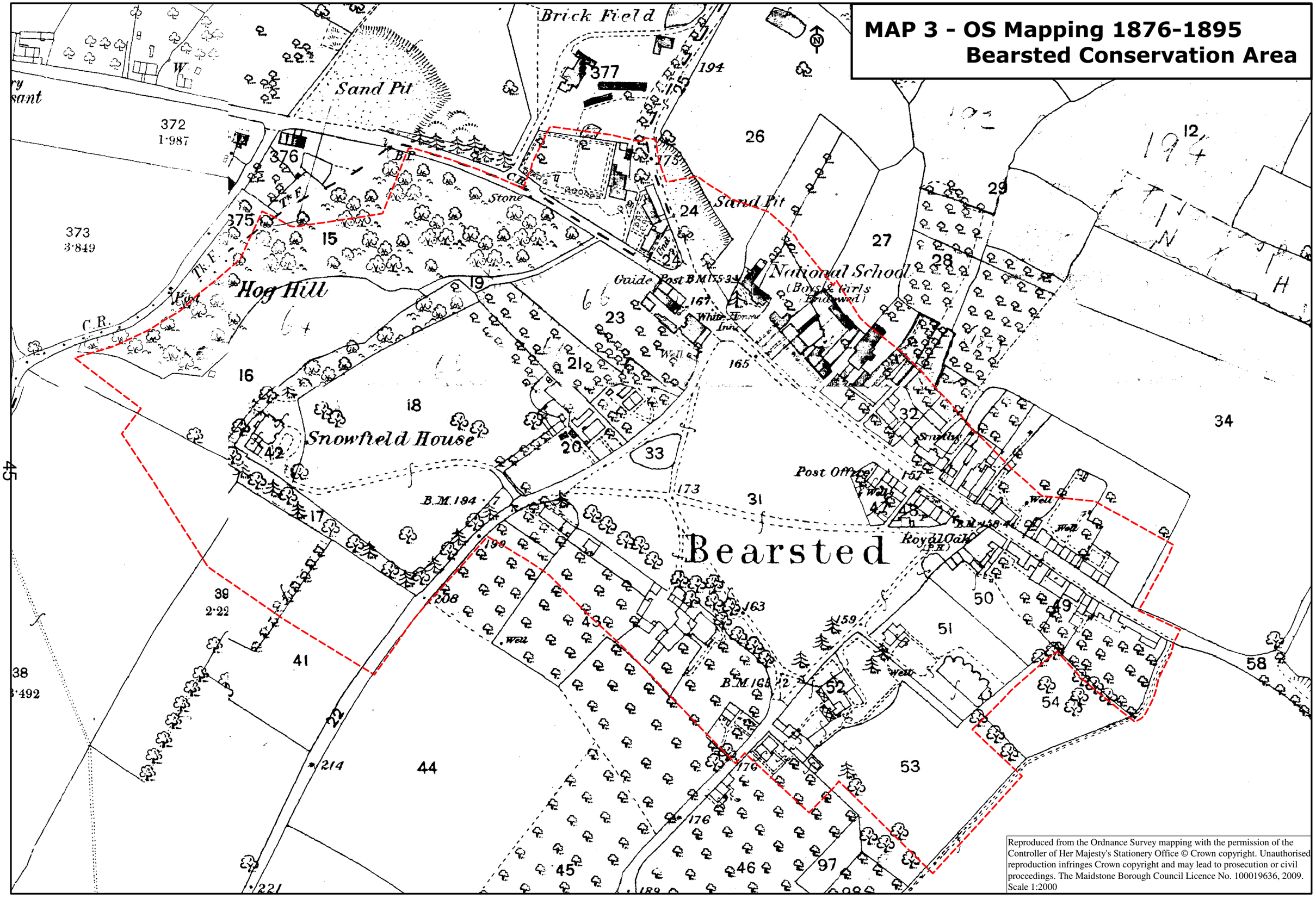
Page Size: A3

MAP 2 - Bearsted Conservation Area


Pond
Coal Yard
Church
WARE STREET
SANDY MOUNT
HOG HILL
Hog Hill
Beech Court
Chestnut Place
PO
TCB
LB
Liby
ED & Ward Bdy
CF
Bearsted Green Business Centre
MP 43
Works
Allotment Gardens
The Green
Pond
Pond
Tennis Court
Play Area
Pavilion
Parish
Bearsted Cottage
Chichele
Bell House Barn
The Bell House
Meylaws
The Flat
Little Orchard
Evergreen
The Dolphin House
Little Mole
Mount Lodge
Nether Mount
Bearsted House
Heathers
The Oasis
Little Maitings
Oxel Vale
Women's Institute
Merlots
Paddings
Marjan Village
Hale Cottage
Tabeen
Papyrion
Holly House
Grange House
Telephone Exchange
The Limes
Old Rectory
Old Vicarage
Old Cottage
Old Barn
Old Stable
Old Coach House
Bell Cottage
Bell Lodge
Bell Barn
Bell House
Bell Stable
Bell Coach House
Bell Granary
Bell Dairy
Bell Pump House
Bell Yard
Bell Cottages
Bell Farm
Bell Farm Cottage
Bell Farm Barn
Bell Farm Stable
Bell Farm Granary
Bell Farm Pump House
Bell Farm Yard
Bell Farm Cottages

MAP 3 - OS Mapping 1876-1895
Bearsted Conservation Area



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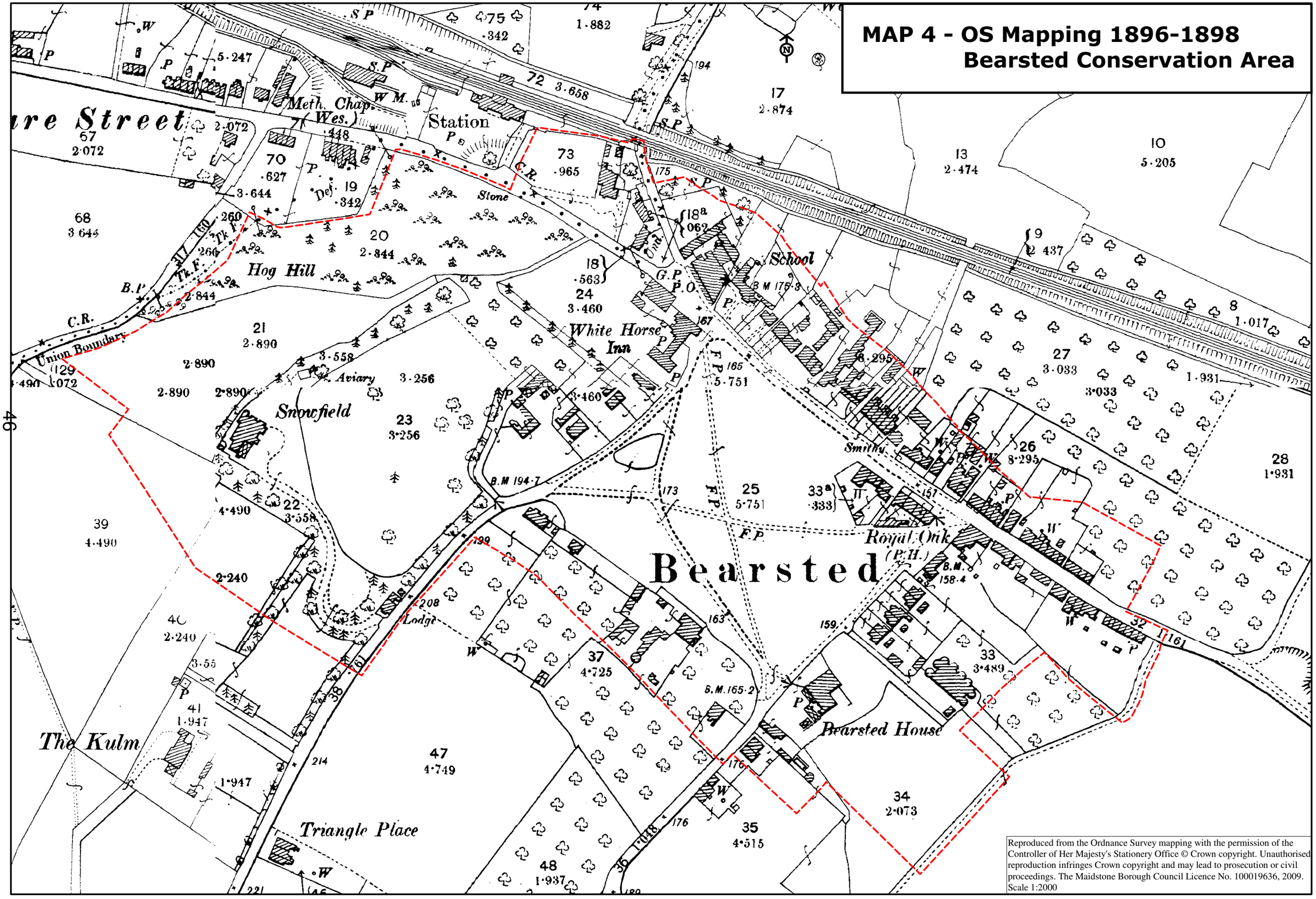
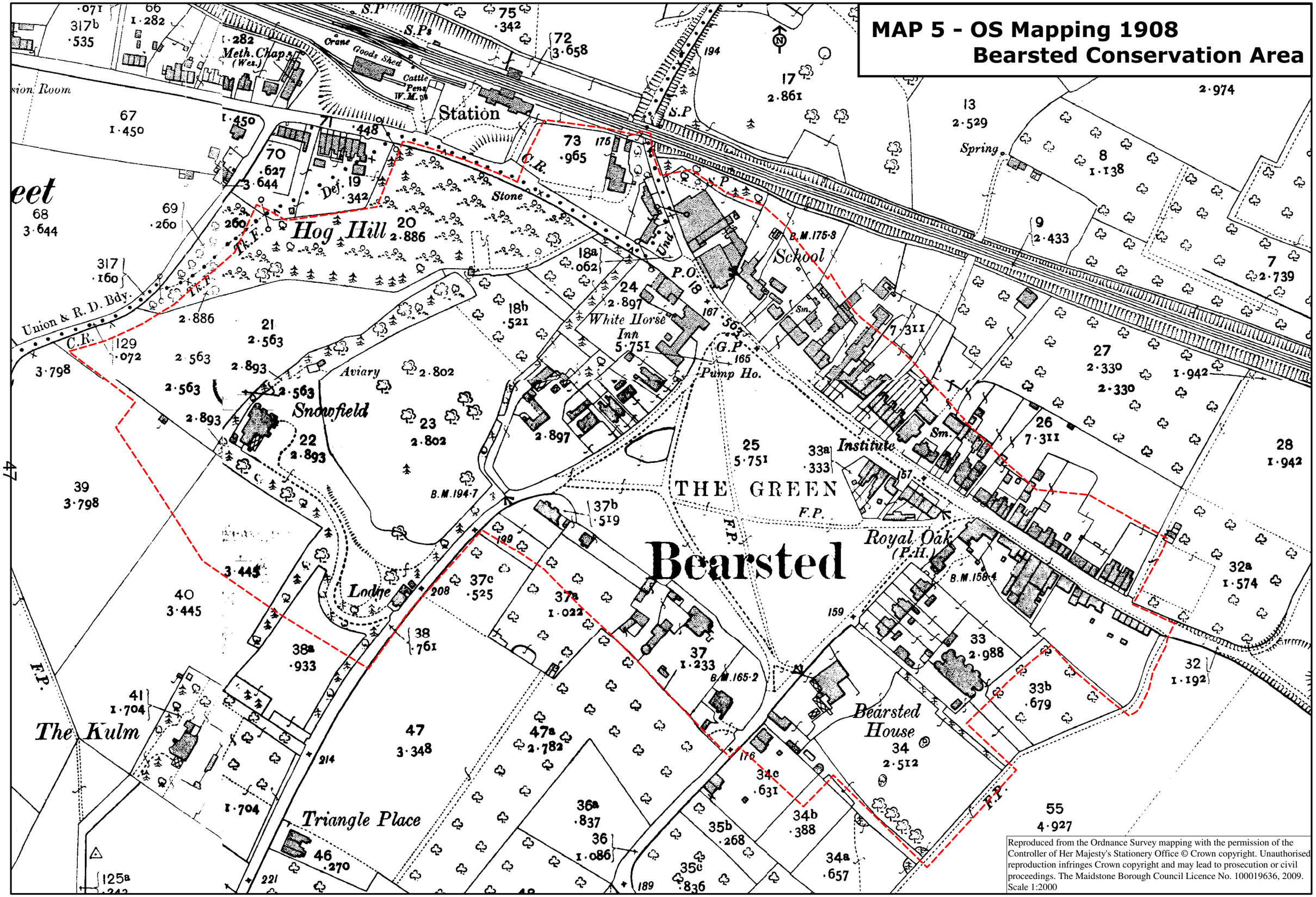
MAP 4 - OS Mapping 1896-1898
Bearsted Conservation Area



MAP 5 - OS Mapping 1908
Bearsted Conservation Area



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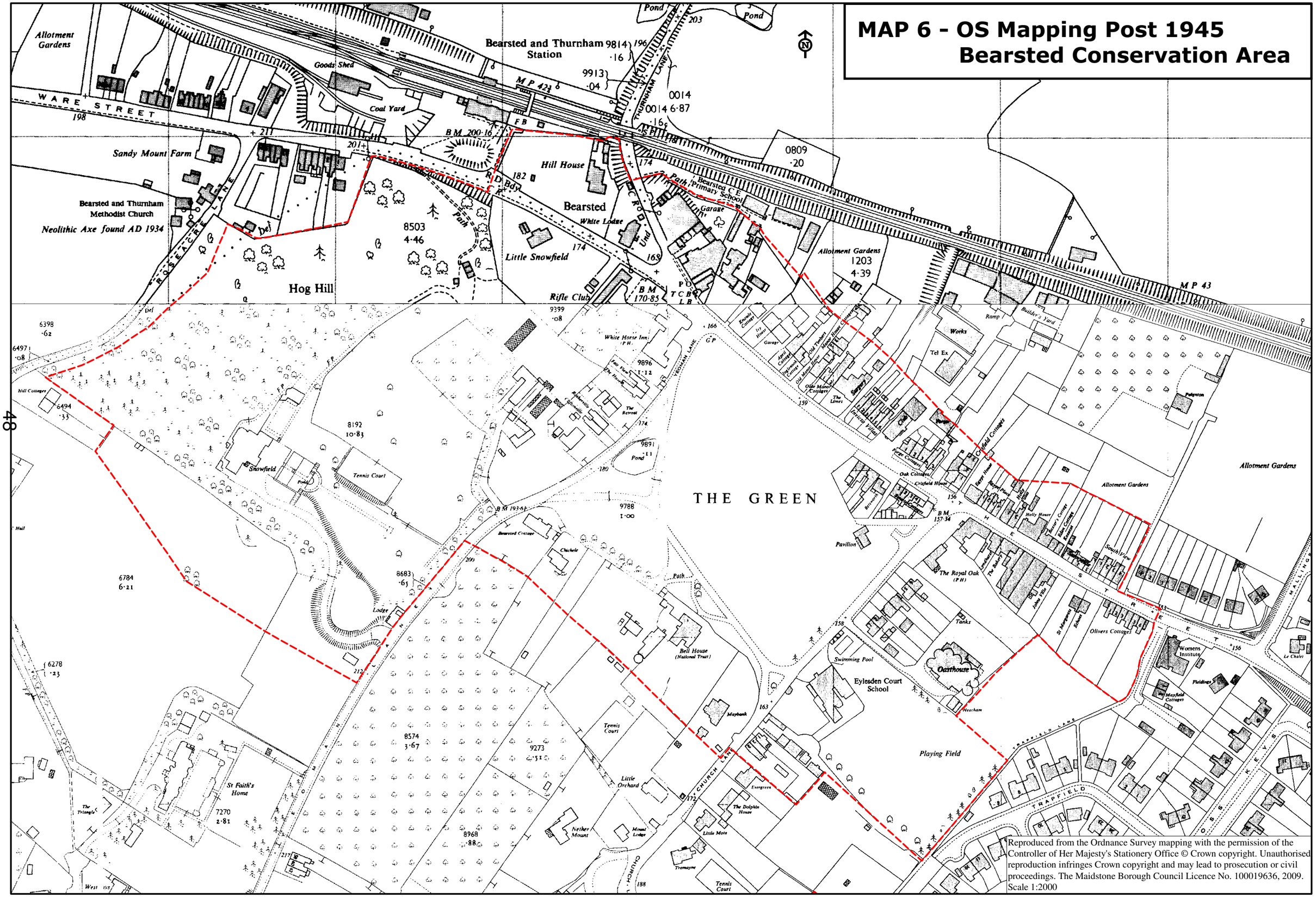
MAP 6 - OS Mapping Post 1945
Bearsted Conservation Area



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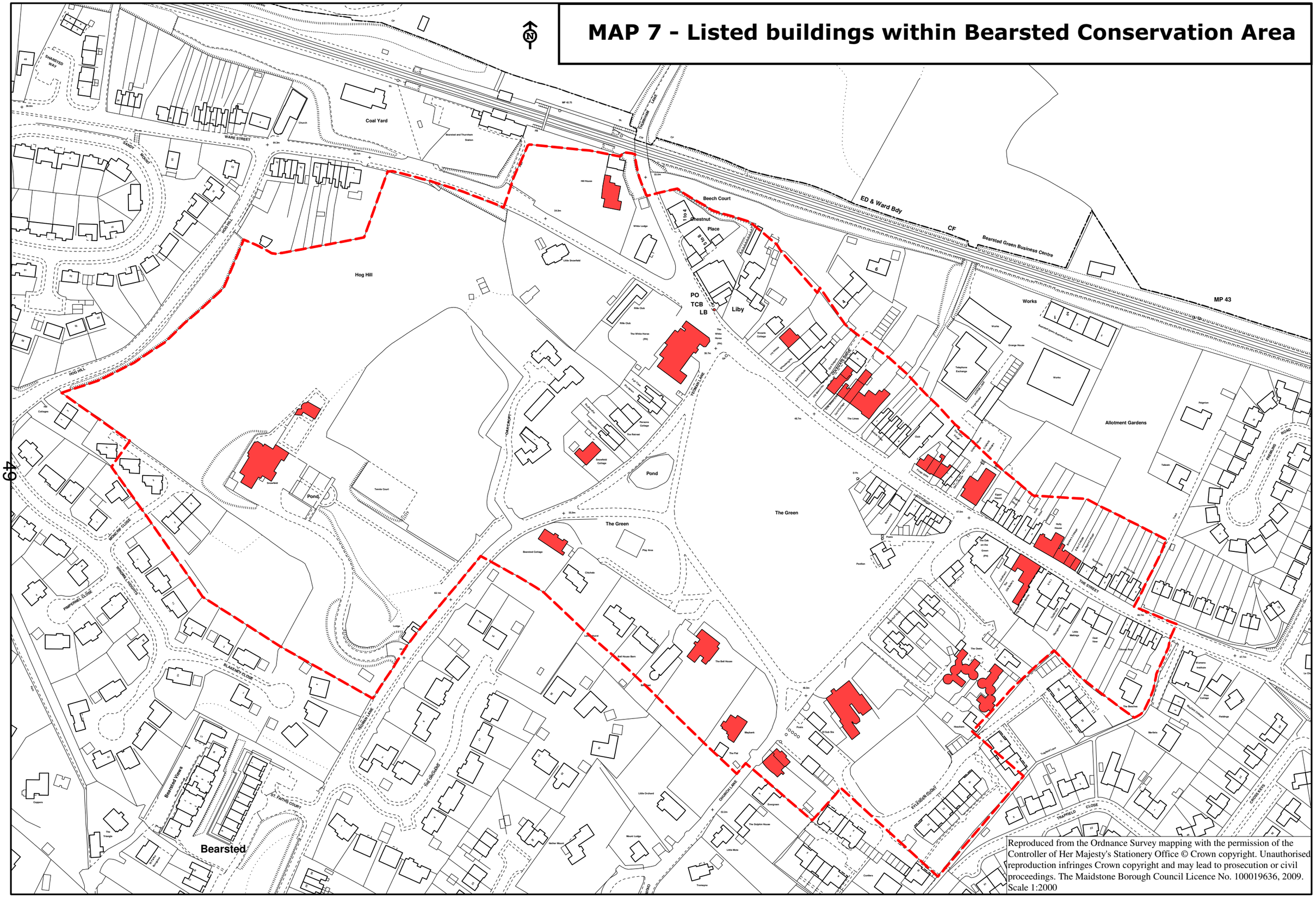
MAP 7 - Listed buildings within Bearsted Conservation Area



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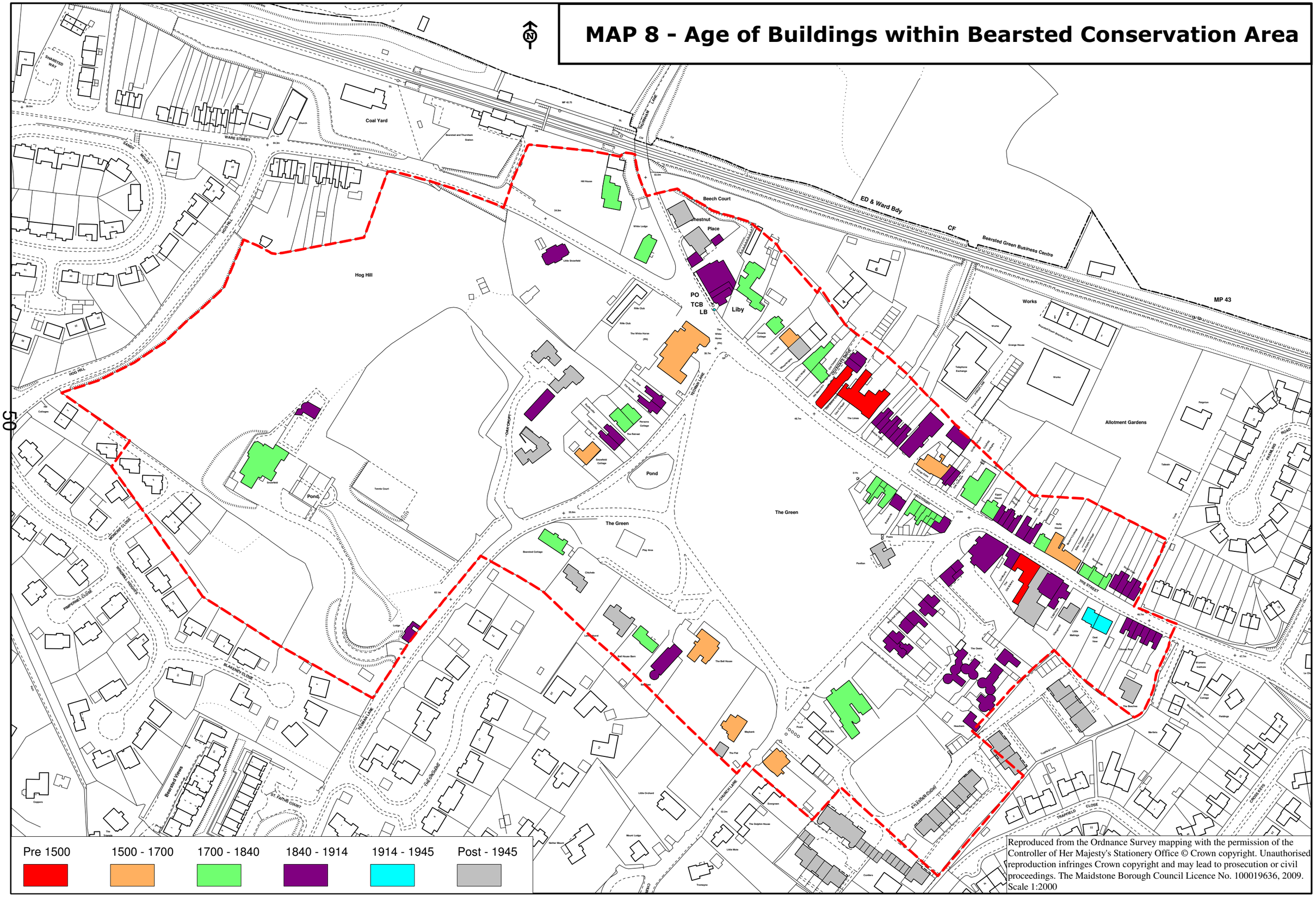
MAP 8 - Age of Buildings within Bearsted Conservation Area



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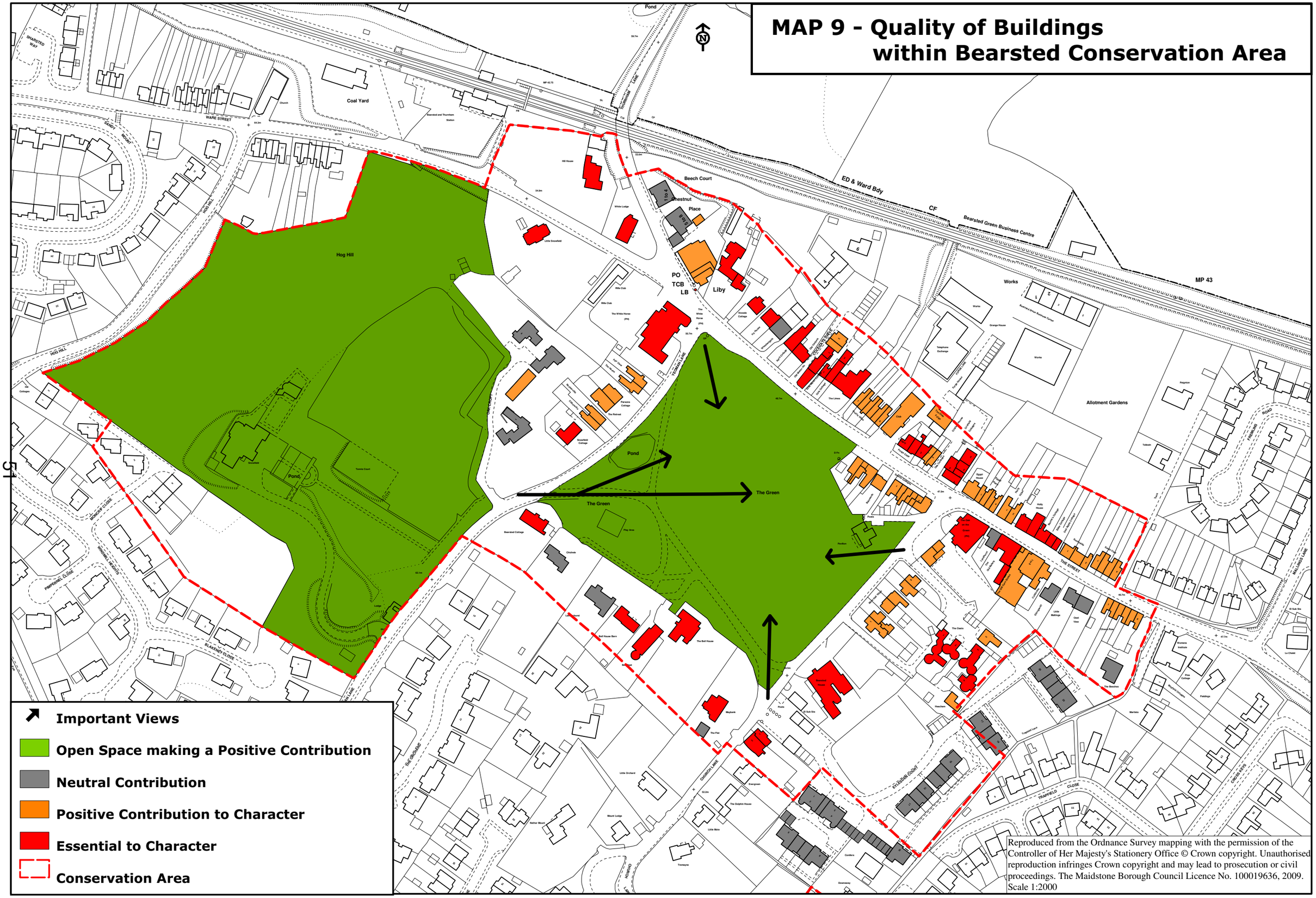
MAP 9 - Quality of Buildings within Bearsted Conservation Area



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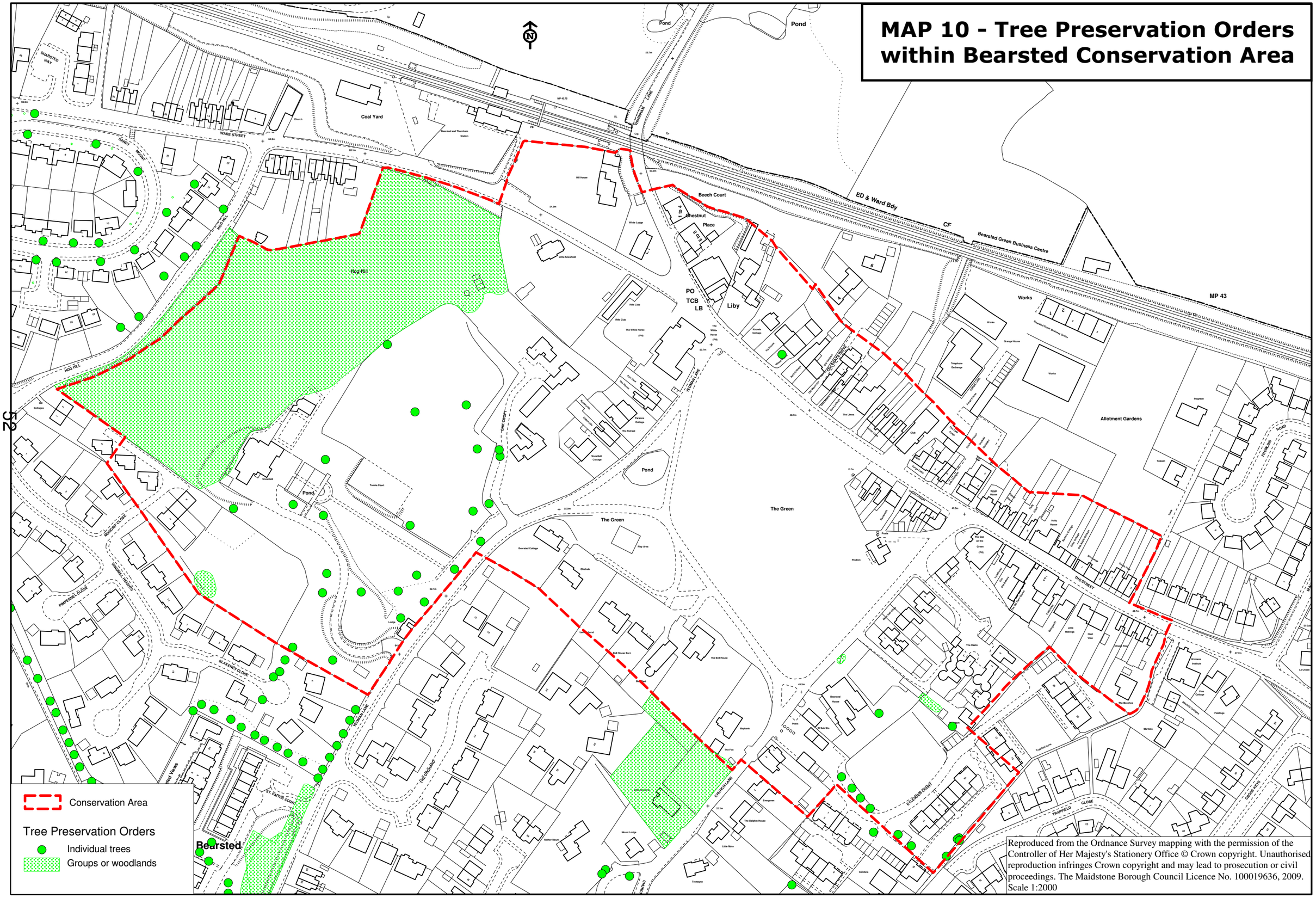
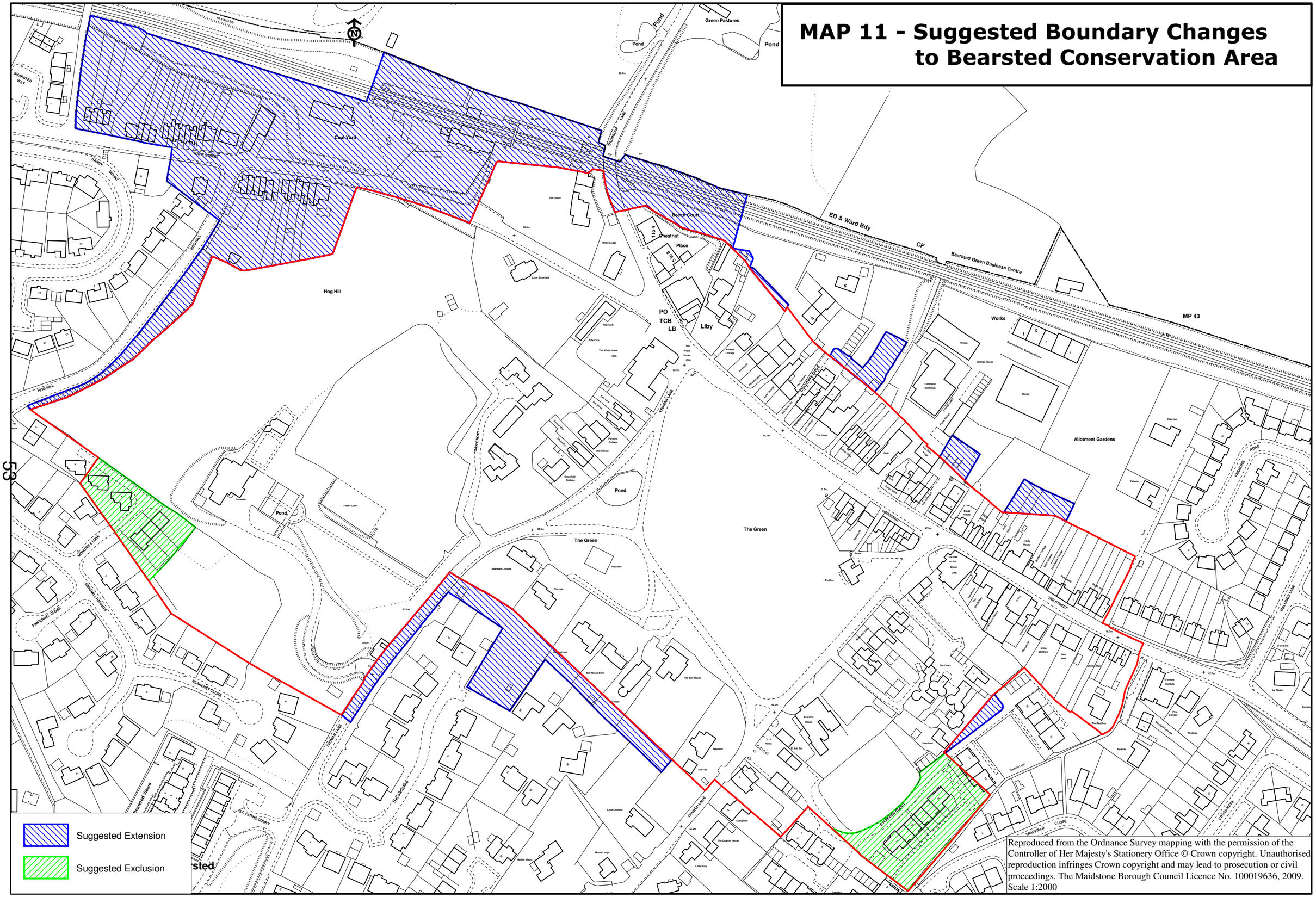
MAP 10 - Tree Preservation Orders within Bearsted Conservation Area



MAP 11 - Suggested Boundary Changes to Bearsted Conservation Area



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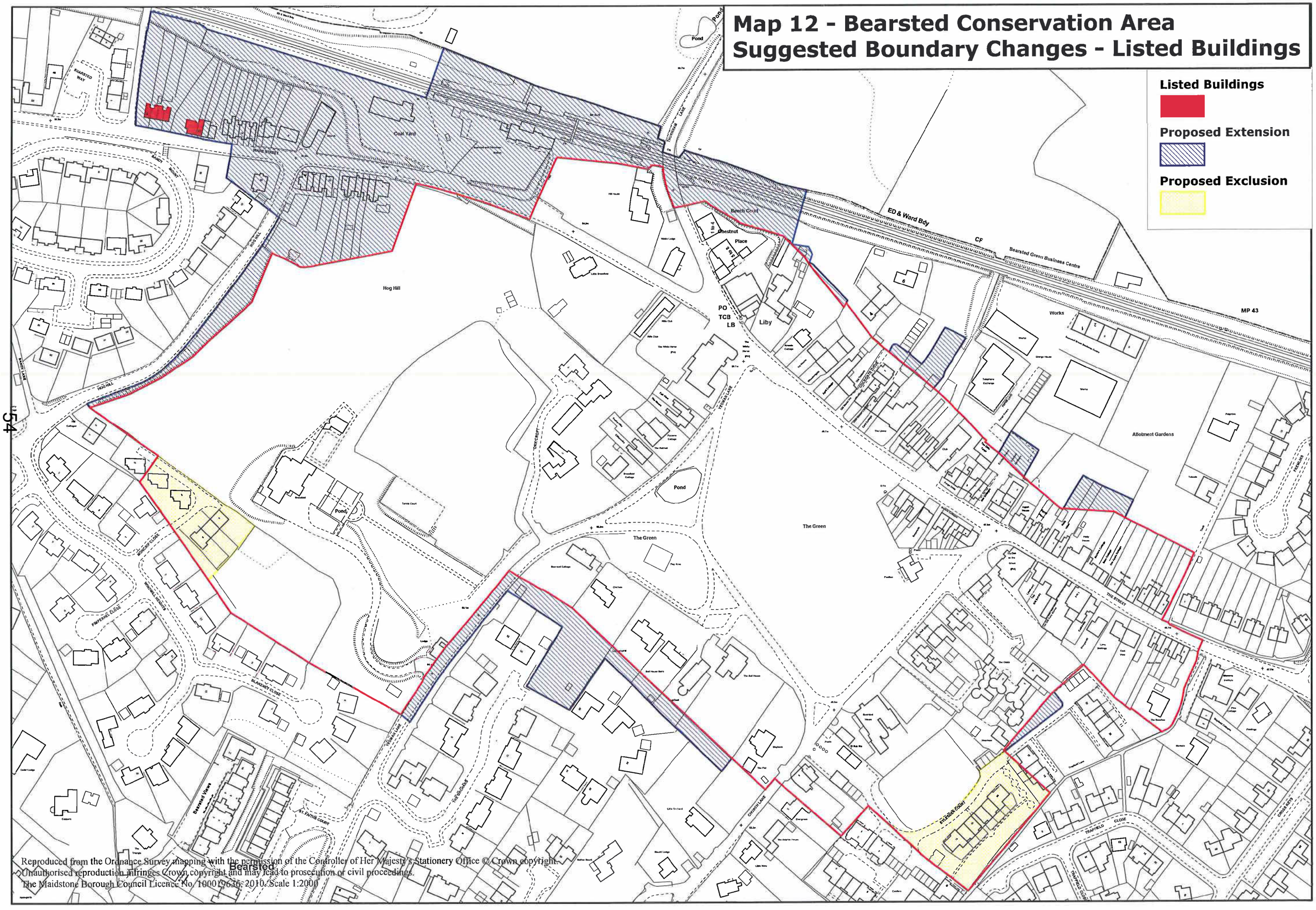
Map 12 - Bearsted Conservation Area
Suggested Boundary Changes - Listed Buildings



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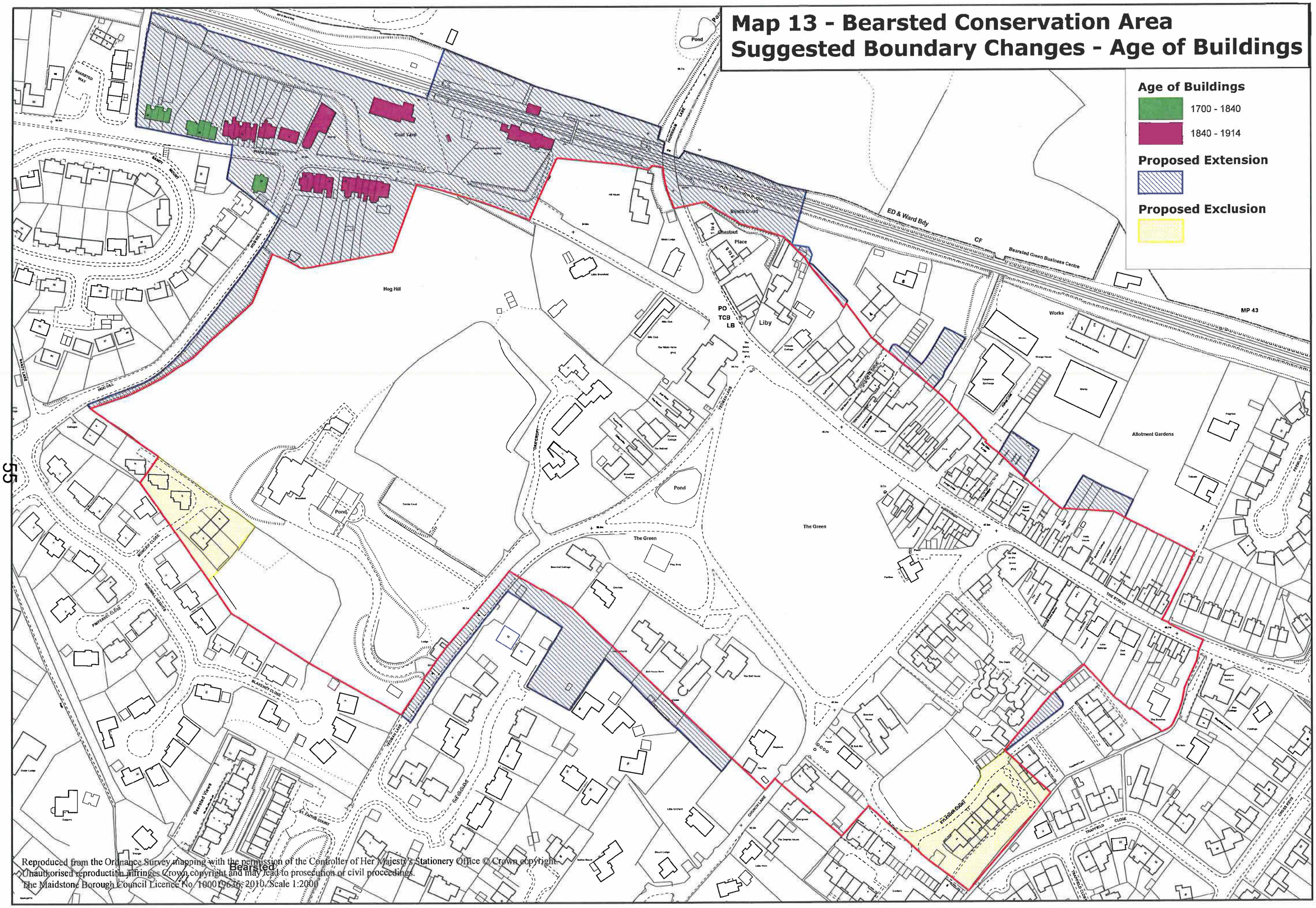
Map 13 - Bearsted Conservation Area
Suggested Boundary Changes - Age of Buildings



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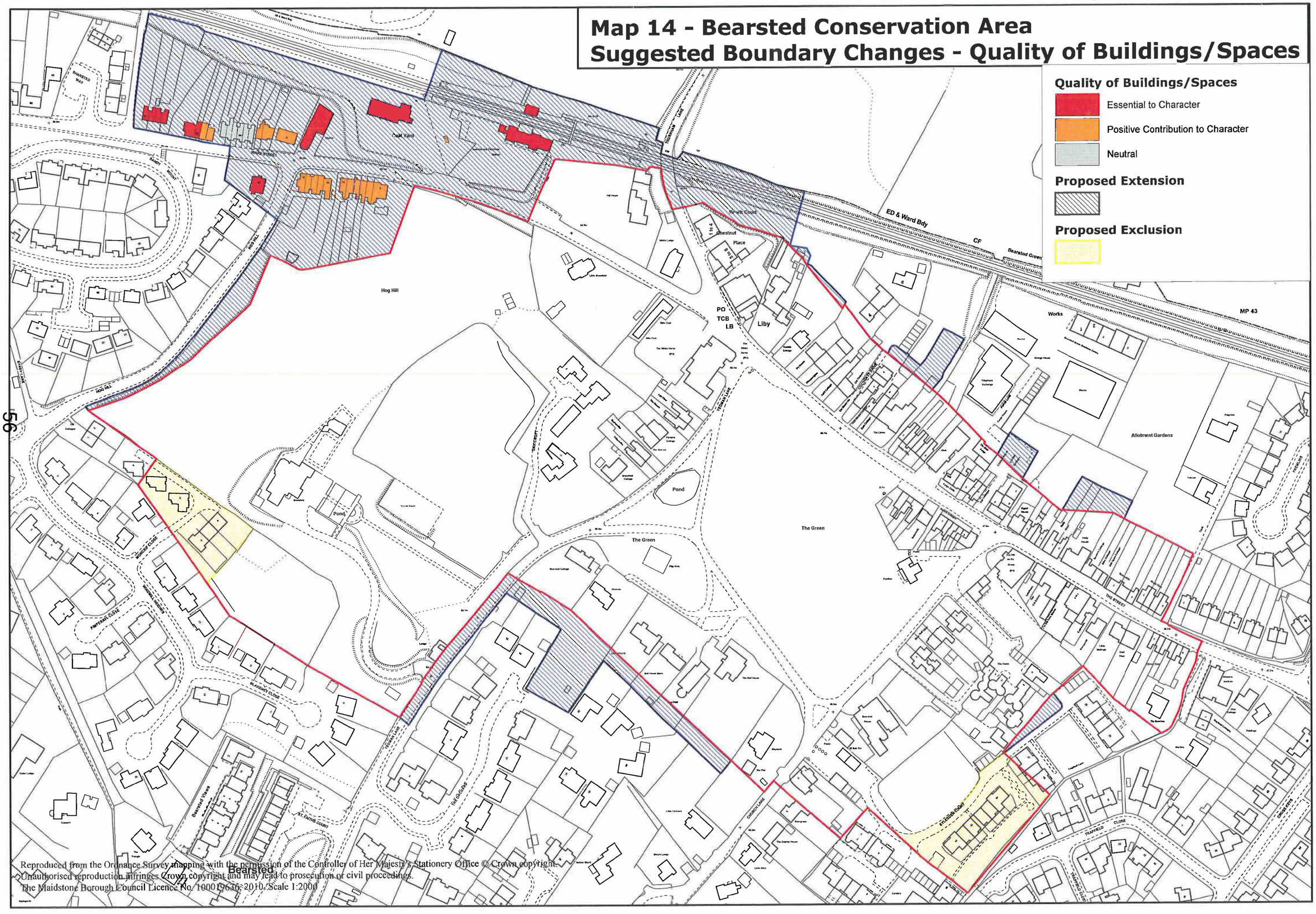
Map 14 - Bearsted Conservation Area
Suggested Boundary Changes - Quality of Buildings/Spaces



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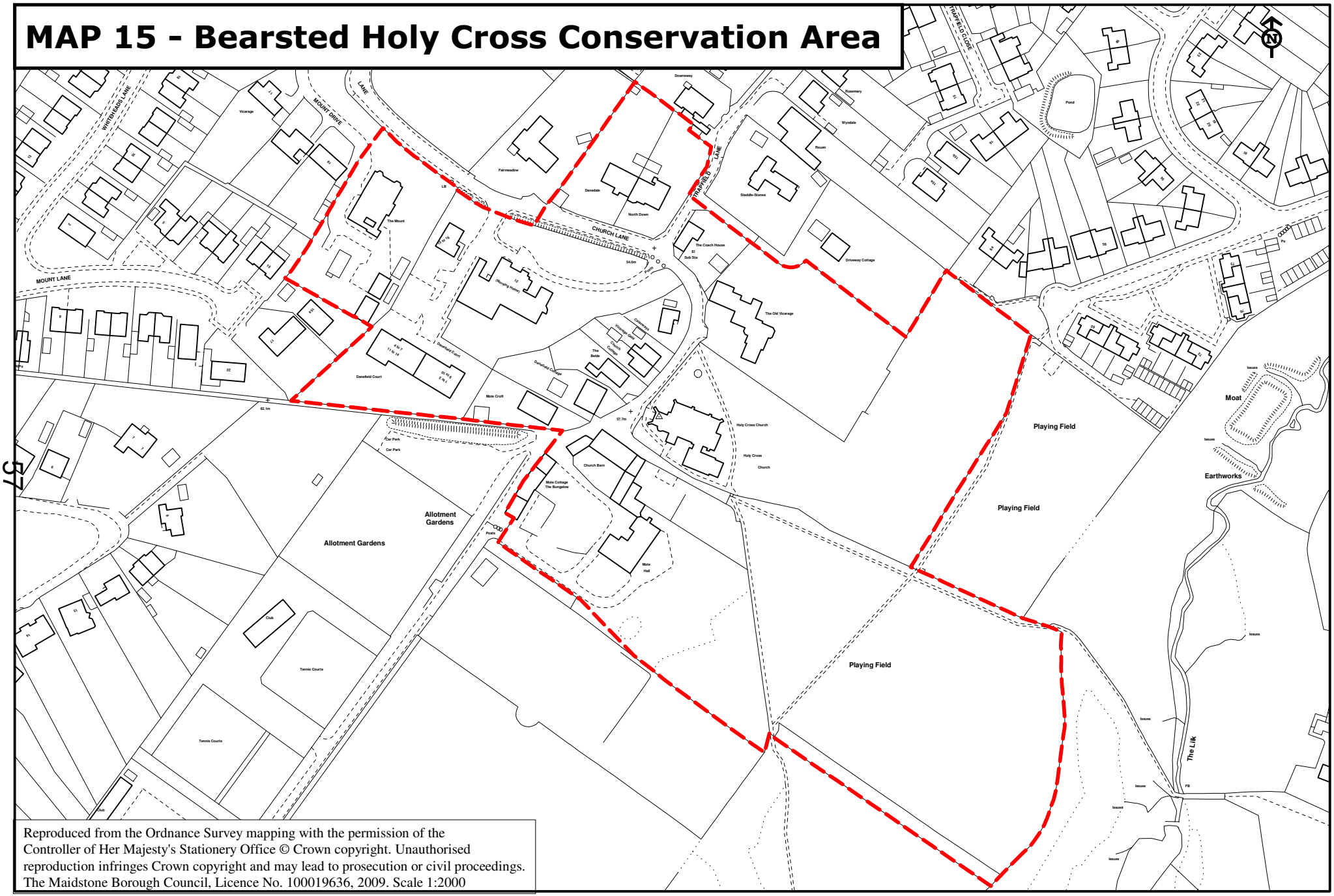
MAP 15 - Bearsted Holy Cross Conservation Area



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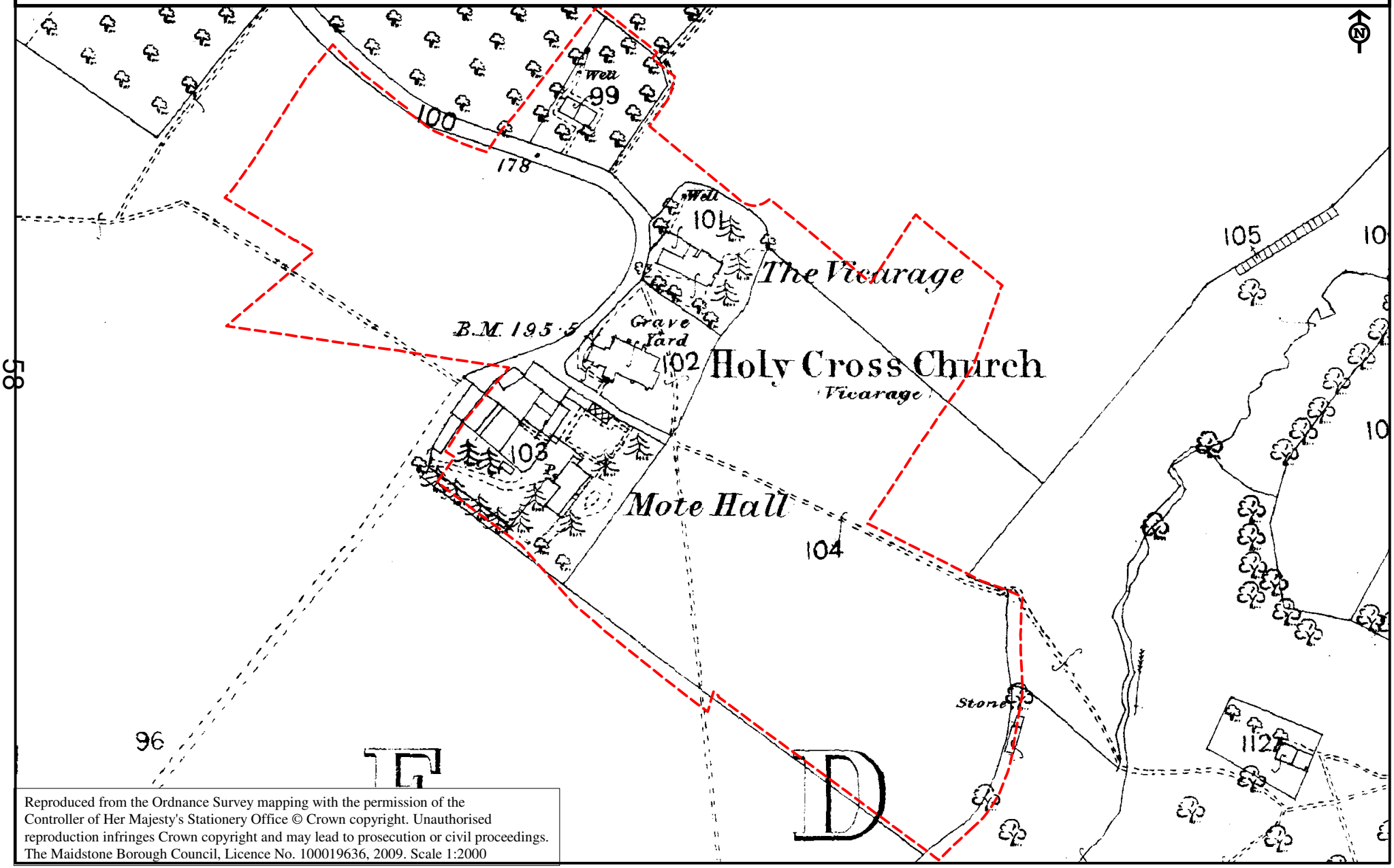
MAP 16 - OS Mapping 1876-1895 Bearsted Holy Cross Conservation Area



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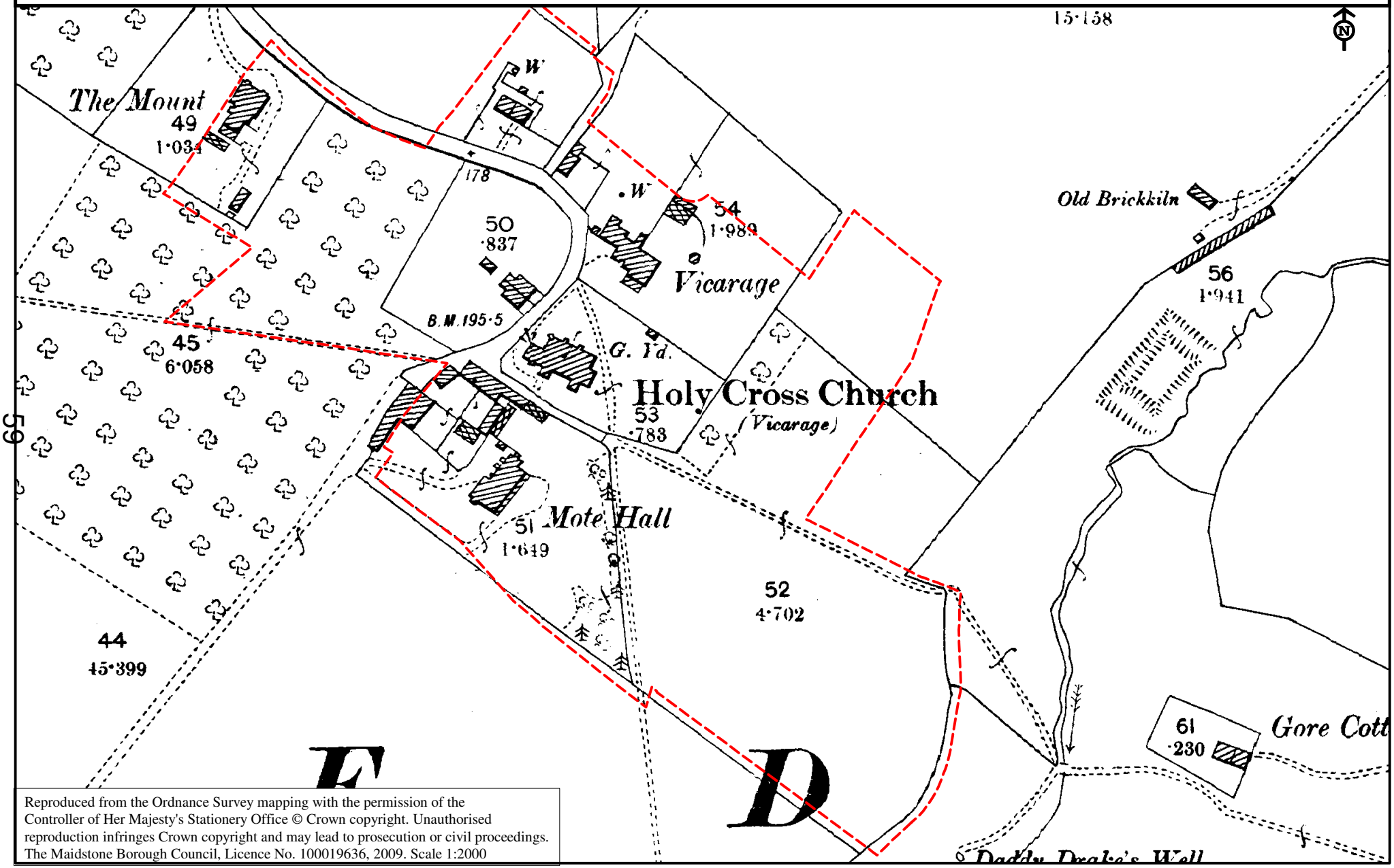
MAP 17 - OS Mapping 1896-1898 Bearsted Holy Cross Conservation Area



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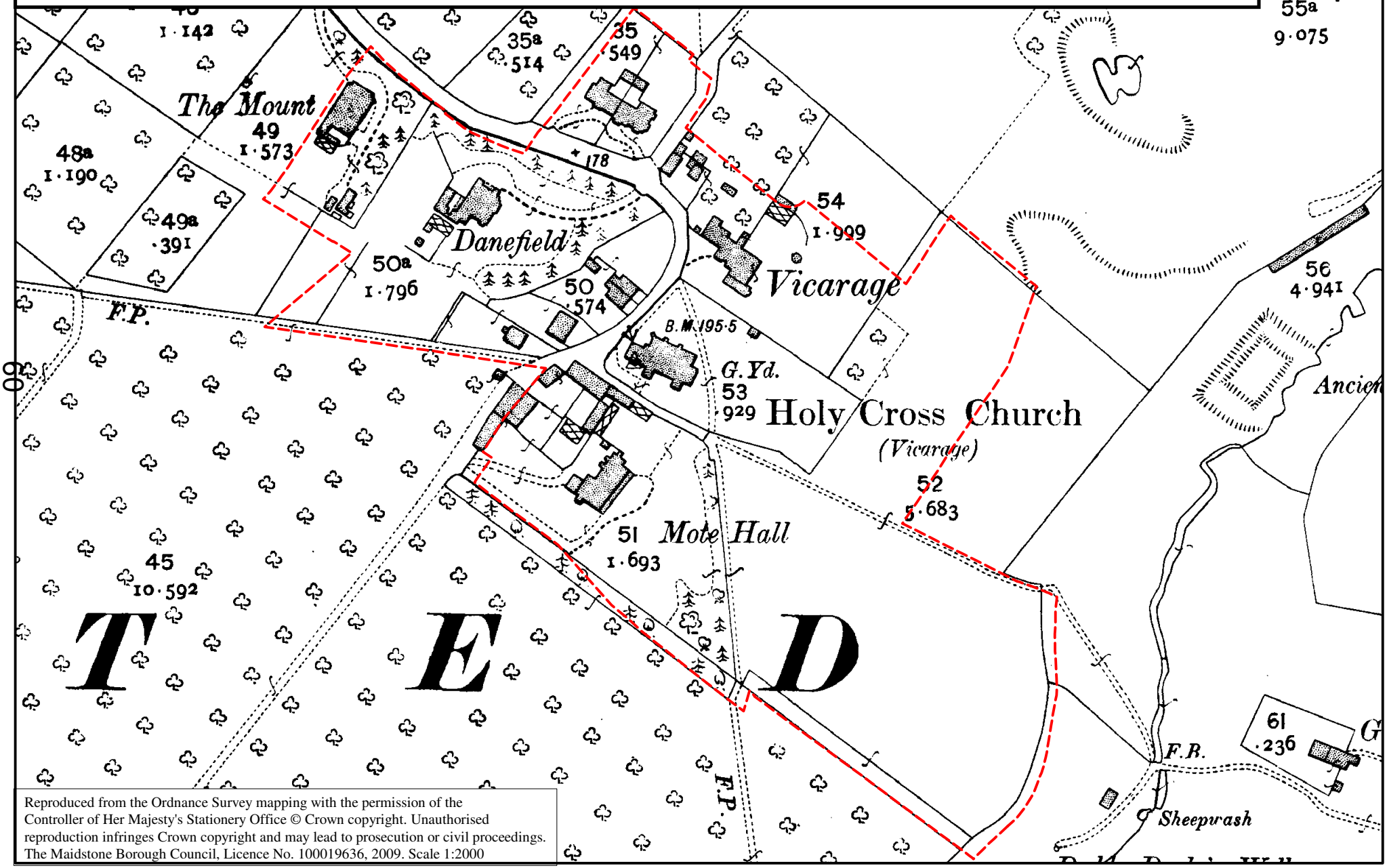
MAP 18 - OS Mapping 1908 Bearsted Holy Cross Conservation Area



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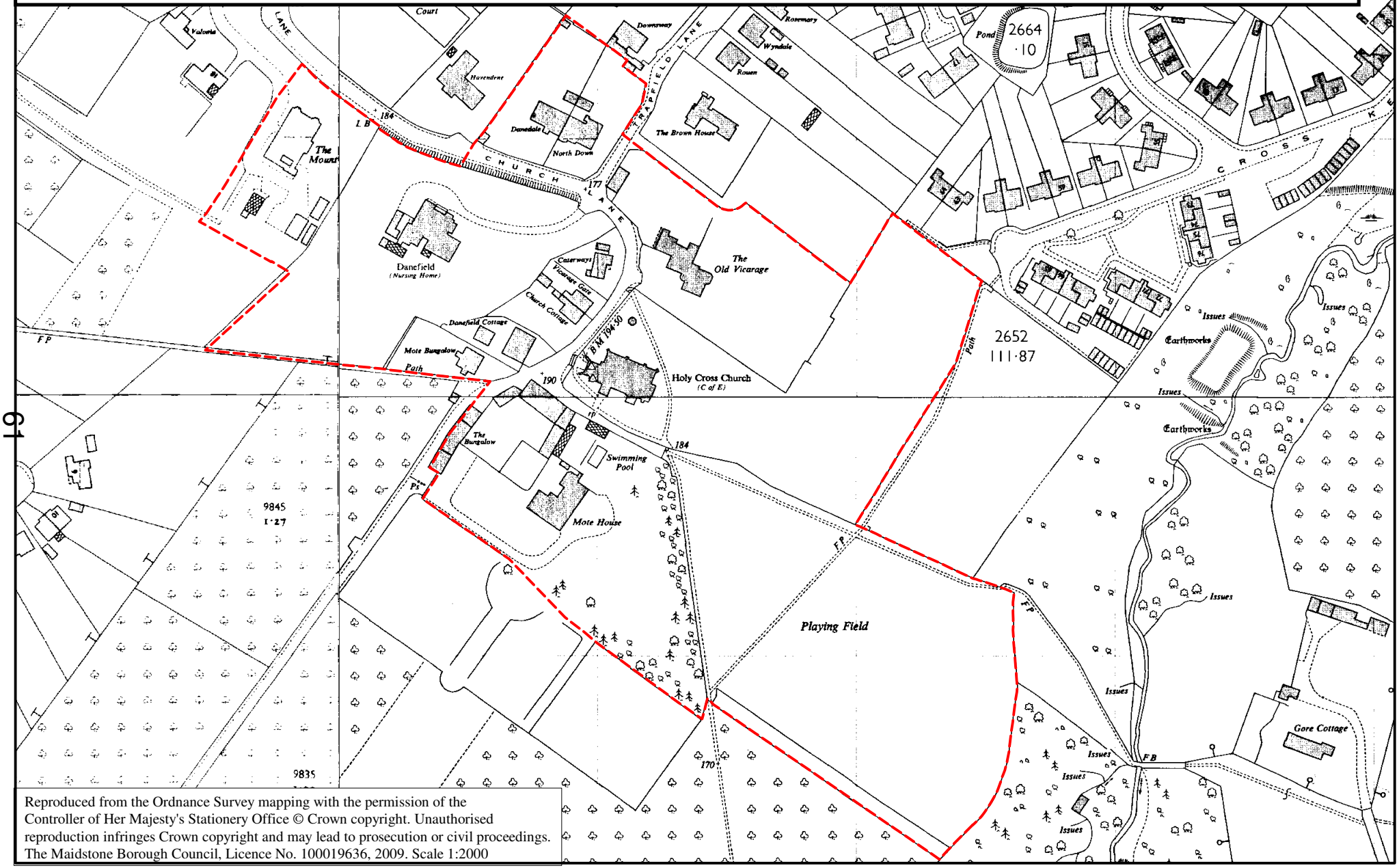
MAP 19 - OS Mapping Post 1945 Bearsted Holy Cross Conservation Area



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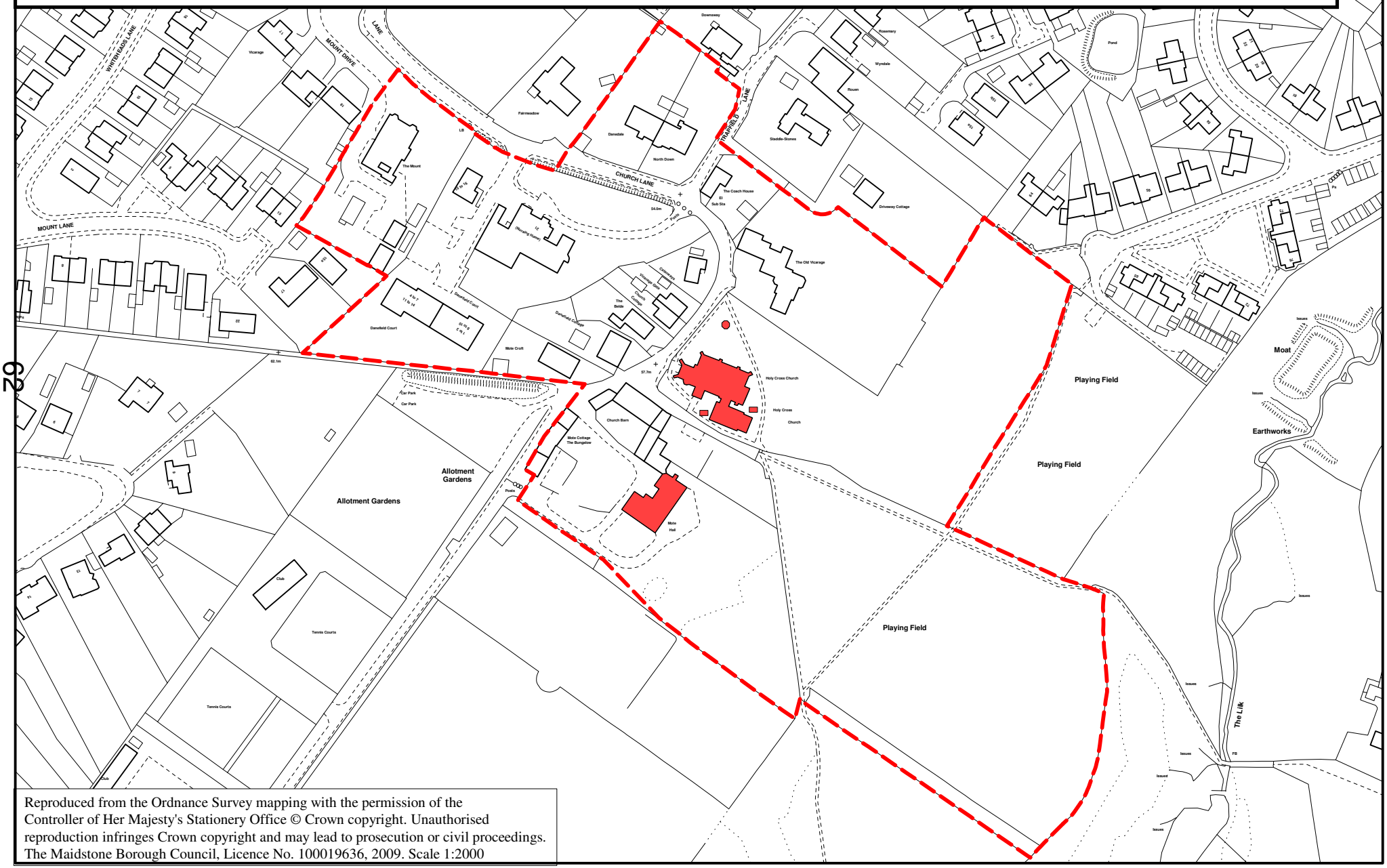
MAP 20 - Listed Buildings within Bearsted Holy Cross Conservation Area



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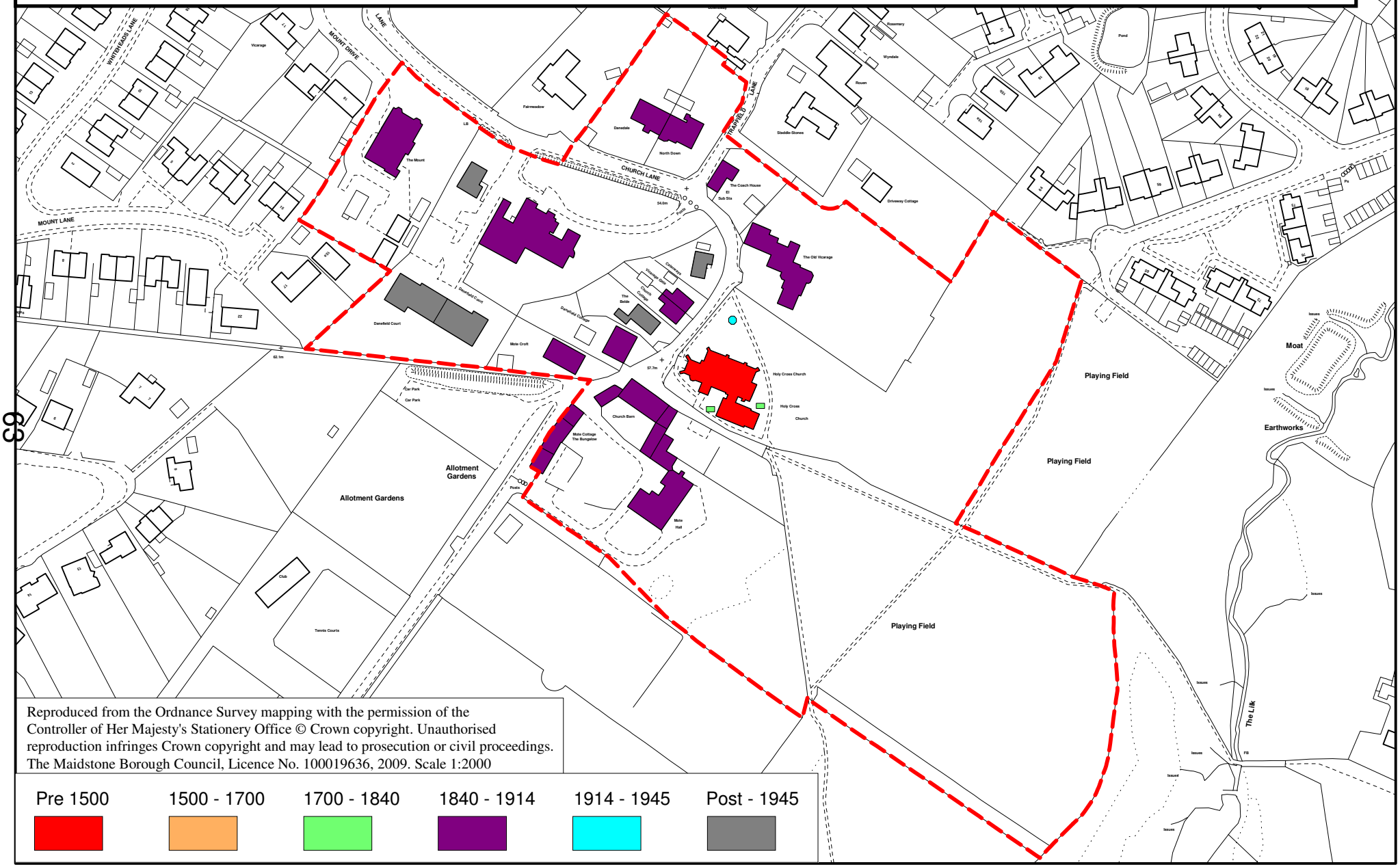
MAP 21 - Age of Buildings within Bearsted Holy Cross Conservation Area



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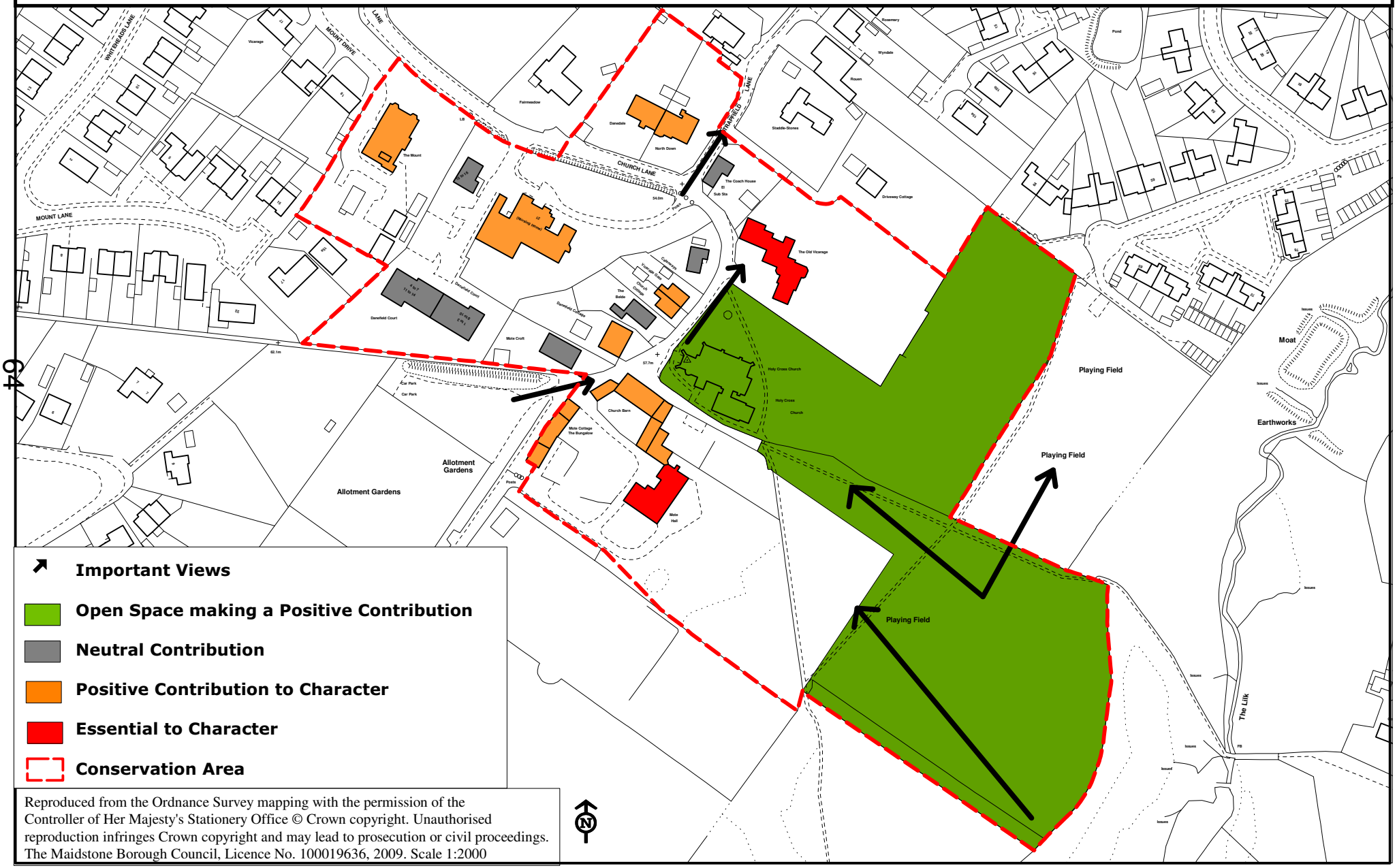
Pre 1500	1500 - 1700	1700 - 1840	1840 - 1914	1914 - 1945	Post - 1945

MAP 22-Quality of Buildings within Bearsted Holy Cross Conservation Area



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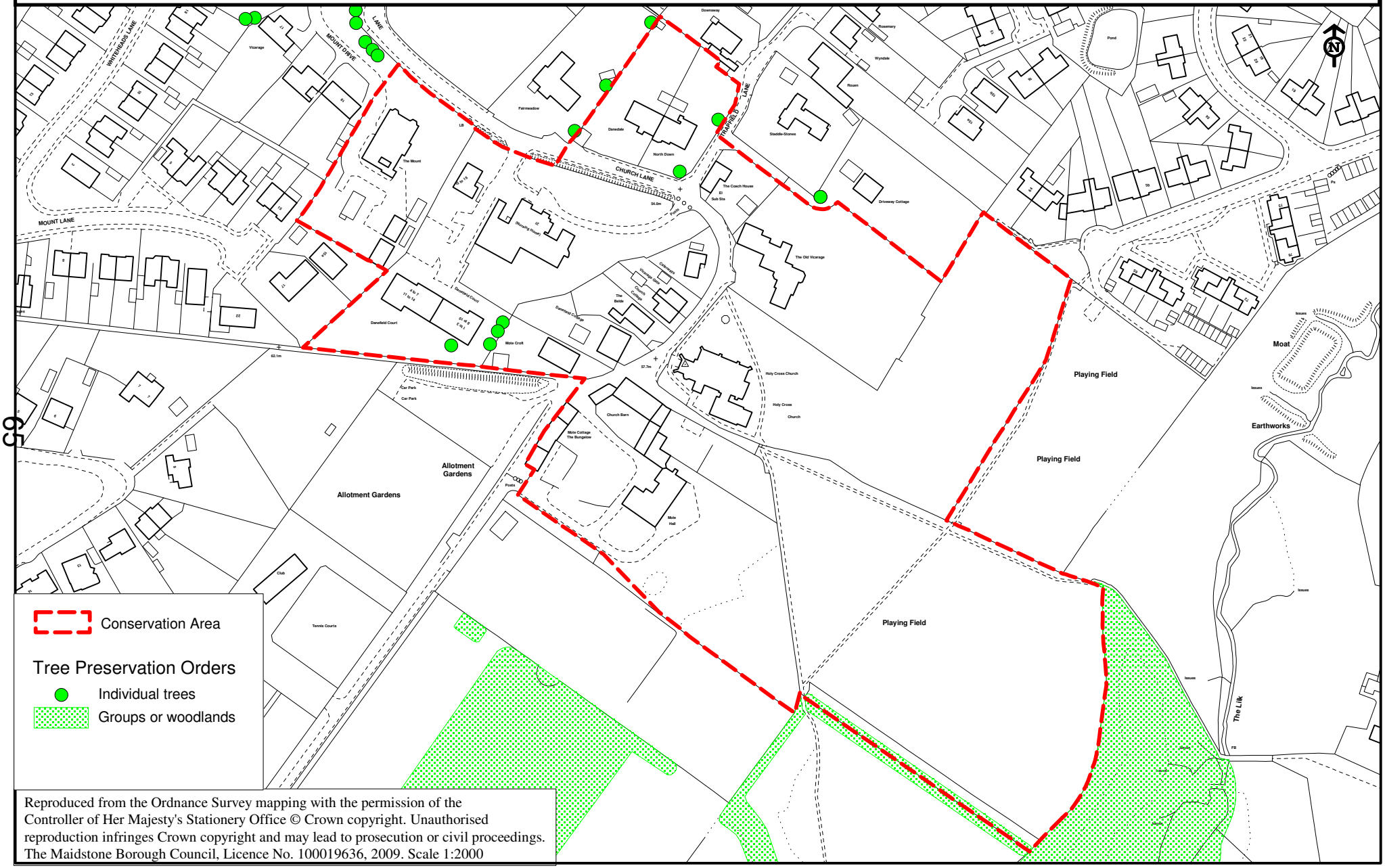
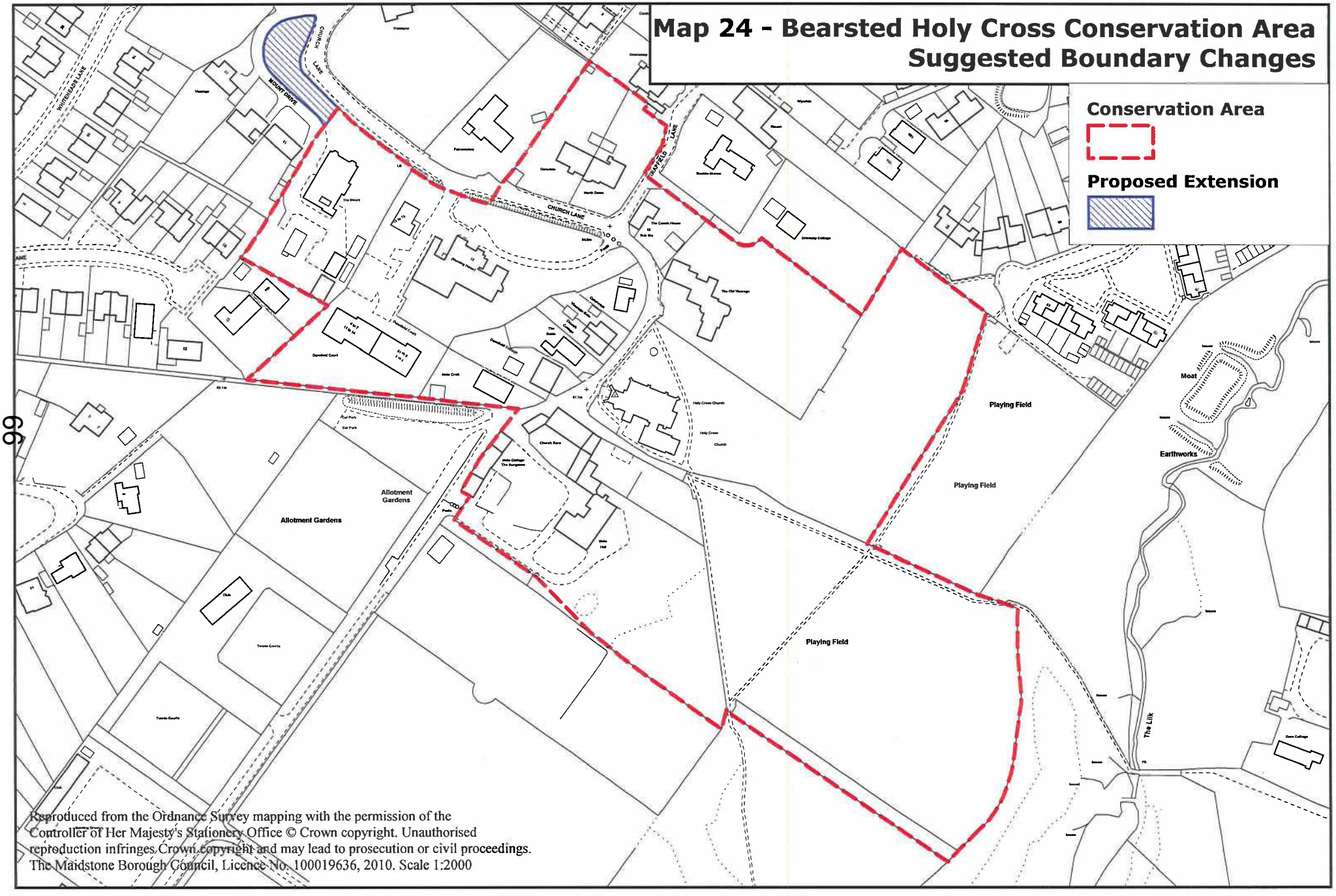
MAP 23-Tree Preservation Orders Bearsted Holy Cross Conservation Area



Map 24 - Bearsted Holy Cross Conservation Area Suggested Boundary Changes



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Bearsted Conservation Areas Appraisal & Management Plan

Maidstone Borough Council
DRAFT FOR ADOPTION
FEBRUARY 2010

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BEARSTED – CONSERVATION AREAS APPRAISAL

I Introduction

The Definition, Purpose and Effect of Conservation Areas

The concept of conservation areas was first brought into being by the Civic Amenities Act of 1967, but the relevant legislation now is the Planning (Listed Buildings and Conservation Areas) Act of 1990. This act places a duty on local authorities to designate conservation areas where appropriate and defines a conservation area as "an area of architectural or historic interest the character and appearance of which it is desirable to preserve or enhance".

Designation as a conservation area brings additional powers to the local authority. Briefly these include the control of demolition of unlisted buildings, more restricted permitted development rights for single dwelling houses and a notification system relating to works to trees not covered by a tree preservation order.

In addition to these enhanced powers, the local authority is also required when dealing with applications for planning permission to have special regard to the question of whether or not the proposed development would either preserver or enhance the special character of the conservation area. There is a presumption that developments which would not preserve or enhance this special character should be refused planning permission.

The Purpose of the Appraisal

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to review their conservation areas from time to time in order to consider the possibility of revising their extent and to identify changes and pressures which may affect the original reasons for their designation. In order that informed decisions can be made on planning applications it is important to identify the special character of conservation areas which it is sought to preserve or enhance.

The most appropriate form for fulfilling these requirements is the production of a conservation area appraisal for each individual conservation area. English Heritage published an advisory booklet on the form which conservation area appraisals should take in February 2006, and this current appraisal has been prepared in accordance with these guidelines. It is intended to identify the key elements which combine to produce the special historic and architectural character of the conservation area, to analyse how they interact and impact upon one another and to explain how the area has developed into its current form. It will also seek to identify pressures and developments which threaten the special character of the conservation area and sites and features which detract from its character and appearance.

The clear understanding of the conservation area's qualities which the appraisal produces will provide suggestions for future policies and improvements as well as providing a framework against which decisions on individual proposals may be assessed.

History of Designation

The Bearsted Conservation Area was first designated by the Kent County Council on 3 July 1970 and revised on 19 October 1977 as part of a general review of conservation areas in the Borough. Prior to this review, the question of extending the boundary of the Conservation Area has been raised by Bearsted Parish Council on a number of occasions. The assessments that resulted in the 1990s led to the designation of a new conservation area on 9 June 1992: Bearsted (Holy Cross Church) Conservation Area. In addition, it was determined to expand the Bearsted Conservation Area to include the site surrounding Snowfield on 29 October 1999.

Location and Topography

The village and parish of Bearsted lie 2.5 miles east of the town of Maidstone. The soil in the parish is sandy loam in some parts, strong clay in others. Bearsted occupies a landscape of low rolling hills with unspoiled views of the North Downs to the northeast. Rural Thurnham village is north of Bearsted and shares some of its social institutions. Wooded Hog Hill lies to the west of development along The Green. Other significant areas of open space include The Green at the historical centre of the village and fields lying southeast of Holy Cross Church and Mote Hall. Registered Grade II Mote Park lies to the southwest of the parish. Bearsted Conservation Area encircles The Green.

Modern suburban development creeps into the village from the west and south. Bearsted is well connected with transport links. The parish of Bearsted is bisected by Ashford Road (the A20) and the M20 passes north of the parish boundary. The village is served by mainline railway with connections to London, Maidstone and Ashford. It is also well served by the municipal bus service.

Article 4 Directions

The character of conservation areas can suffer significantly from the cumulative impact of "minor alterations" which can be carried out to single dwelling houses as "permitted development" under the General Planning and Development Order without the need for planning permission. Such alterations can include replacement windows and doors and re-roofing in inappropriate non-traditional materials.

The local Authority can seek to bring such minor alterations under planning control by the use of Directions under Article 4 of the General Planning and Development Order. A full Article 4 Direction requires the approval of the Secretary of State, but the Council can make an Article 4(2) Direction within a conservation area without the need for such approval. An Article 4(2) Direction can only related to development fronting a highway, waterway or open space and is restricted to bringing under control specific forms of development within the curtilages of single dwelling houses.

There are no Article 4 Directions currently in force within the Bearsted Conservation Area or the Bearsted Holy Cross Conservation Area.

II Historical Development

Archaeology

Bearsted contains no Scheduled Ancient Monuments and little in the way of archaeological sites. Most archaeological information about the area has been gleaned from chance finds. None of these lie within the Conservation Areas.

The use of the area by prehistoric man is attested by a number of such finds. The earliest evidence comes from the make-up of the house platform of the medieval Mott Hall to the east of the Conservation Areas, where flint scrapers of Mesolithic date were found during excavations. The Mesolithic period was characterised by a hunter/ gatherer society which was unlikely to have created anything like a permanent settlement, but the tools found may be indicative of a place regularly visited whilst hunting.

Permanent settlements began to appear during the Neolithic period, which commenced about 6,000 years ago. A single find of a flint axe at Roseacre in 1933 is the only firm evidence of human activity during this period. Two findspots revealing artefacts of Bronze Age date are situated in Ashford Road – a flint knife and scraper were found near to the junction with Church Landway and a flint arrowhead further west at No. 48. Romano-British pottery found at a fuller's earth quarry in Roseacre Lane has been adduced as evidence that fuller's earth was being worked in the 1st and 2nd Centuries AD. Other Romano-British remains include a burial group of three urns with cremated bones and pottery fragments dated to the early 2nd century AD at Crismill Farm on the borders of Hollingbourne parish.

The one visible archaeological site close to the Conservation Areas is that of the medieval Mott Hall which was one of the manor houses of Bearsted. It lies within the valley of the Lilk Stream, to the east of the Conservation Areas and comprises a house platform within a moat and a large fishpond to the north-east; the latter is still clearly visible immediately to the south of The Street, especially after periods of heavy rain when it may still hold standing water for a short while. The main moated site was created by damming the Lilk at the narrowest point of its valley where it is flanked by ragstone outcrops and lies within trees just to the south-east of No. 72 Cross Keys; the larger dam for the fishpond can still be made out slightly upstream, where it lies within open pasture land. Excavations carried out from 1975 onwards revealed remains of stone and wooden buildings roofed in peg-tiles together with a flint-paved yard and a possible bridge site at the south-western corner of the moat. Most moated sites date from the 13th and 14th centuries, and this is consistent with the finding of 14th century pottery fragments on the house platform; however, an earlier date is also possible. The site appears to have been abandoned in the 17th century.

Development History

Bearsted's historical origins can be traced to Saxon times. The main east-west route in the area was Ware Street/The Street/Roundwell, which came from the Medway crossing at Aylesford. According to *History of Bearsted and Thurnham* (1988), this route was possibly prehistoric and certainly of Saxon date. Water Lane/Sutton Street and Thurnham Lane/Roseacre Lane are believed to have been early Saxon droveways linking Wealden summer pastures and woodlands with primary Saxon settlements in

North Kent along Watling Street. It is possible that Holy Cross Church stands on a third such droveway which now only survives sporadically but which northwards is marked by Mallings Lane and its continuation as a footpath towards the lost village of Aldington and southwards by Church Landway towards Otham.

Hasted's *History and Topographical Survey of the County of Kent: Volume 5* (1798) reveals that the Anglo-Saxon name for the settlement was "Bergestede", meaning "place on the hill/barrow"; other accounts refer to its earlier names as "Berghamstyde" and "Berghstede". If the "Bergh" element does refer to a barrow (burial mound), this may be indicative of a church being sited on a previously revered site, in accordance with the advice of Pope Gregory to St. Augustine in 601 AD, which raises the possibility of this being a particularly early church site. It is possible that Bearsted is the "Berghamstyde" at which King Wihtred of Kent held a Council in 696AD and where he issued laws which are amongst the earliest of the Saxon written law codes. They were drafted with the assistance of Behrtwald, Archbishop of Canterbury, and the laws are notable for their concentration on religious affairs, although general common laws are also addressed (for example, theft). The laws strengthened the position of the Christian Church and outlawed pagan practices. The identification of the site with Bearsted was accepted by Wallenburg in the 1930s when he published his major works on Kentish place-names, but has been questioned by some later scholars. However, no more convincing location has been suggested, and Bearsted would seem to be a suitable location for the Council to meet – it was also attended by Gefmund, the Bishop of Rochester, and Bearsted occupies a position close to the boundaries of the two dioceses of Canterbury and Rochester. It is also worth noting that until a few years prior to the Council, Kent had been two kingdoms, and again Bearsted would have been close to the former boundary.

If Bearsted were to have been the location of the Council, it raises the possibility that a church already existed at which the meeting was held. Another possibility is that the land was a royal possession (it is known that Leeds was a royal possession in Saxon times, and given the later predominance of Leeds over Bearsted's affairs in the medieval period, perhaps the ownership extended this far). It is also notable that many early churches in Kent were erected on land granted by the king. Bearsted has no Domesday entry but appears to have had a pre-Conquest church – Saxon stonework in the form of a partial arch is embedded into later work. It was possibly included under the entry for Leeds.

Holy Cross Church's possession of a Saxon arch is possibly indicative of it being a relatively rare example of a masonry-built aisled church of pre-Conquest date, which again points to it being an important, high-status site. The church's absence of mention in Domesday Book should not be seen as proof that it did not exist at that time – Domesday Book is notoriously weak as a guide to the presence of local churches in Kent. Three other lists compiled for ecclesiastical purposes for Kent survive – the Textus Roffensis, the Domesday Monachorum and the White Book of St. Augustine – which show that over 400 churches existed before 1100, whereas Domesday Book only records 186; these lists also record 159 churches at places not named in Domesday Book at all. Bearsted is mentioned in the Textus Roffensis. A fair used to be held here on Holy Cross Day. Holy Cross Day is an ancient festival of the church which can be traced back to 335 AD when the Church of the Holy Sepulchre was dedicated in Jerusalem. The dedication to Holy Cross appears to have been a relatively popular one for pre-Conquest foundations.

The foundation of the church would have been closely associated with the estate centre which eventually became known as Mote (or Mott) Hall, and indeed the church probably originated as a private chapel for the use of the household. As such, the close spatial relationship between church and manor house is typical of many sites in England and explains its position remote from the main village settlement. The original position of the manor house is unclear. Although it is apparent that the abandoned moated site in the Lilk Valley represents a former location, it may not have been the original site. Moated sites became popular in the late 12th/ 13th centuries and remained popular throughout the 14th century, after which they declined in popularity. Whilst earlier examples of moats do exist, the general date range of 13th/14th centuries accords with the archaeological evidence from the Mott Hall moated site. This raises the possibility that the original site of the capital house was elsewhere; illustrative evidence from 1844 shows a house on the current site of Mote Hall which appears to be of 15th century date, and presumably represents the manor house as rebuilt after the abandonment of the moated manor house as the prime residence. Perhaps it represents a re-occupation of the original settlement site.

In the Medieval period, Bearsted was dominated by Leeds, the owners of Leeds Castle being Lords of the Manor. Robert de Crevequer of Leeds Castle granted the Manor of Mote Hall to Leeds Priory. Holy Cross Church was also granted to Leeds Priory by "Hugh, lord of Bergested" in the 14th century. In 1425, the Lateran Regesta records that Pope Martin V granted a "Relaxation of two years and two quarantines of enjoined penance to penitents who on the feast of the Exaltation of Holy Cross visit and give alms for the repair of the parish church of Berghstede in the diocese of Canterbury, to which on the feasts of the Invention and Exaltation of Holy Cross a great multitude resorts, and in which is a representation of the Crucifixion." This perhaps suggests that Bearsted's church had become a minor pilgrimage centre. In later years, Hasted records that "a fair used to be held here on Holy Cross day, September 14, now by the alteration of the style, changed to Sept. 25, for pedlary, toys &c."

After the Dissolution, both manor and church passed into the ownership of the Dean and Chapter of Rochester.

In medieval times, The Green was shared between the manors of Leeds and Mote (also called Mott). It was known as the Hothe and used as common land. From the 15th to 17th centuries, a number of the buildings which provide The Green's historical character were built. The earliest known are the Old Manor House and Limes, first built in the 15th century, with Ivy House, The White Horse Public House, Snowfield Cottage, Bearsted Cottage, Bell House, Maybank, and 1 & 2 Church Lane dating from the 16th century. The main village street grew up along the ancient route leading eastwards from the crossing of the Medway at Aylesford which ran along the northern edge of The Green, with larger houses and farms being dotted around the other sides of The Green. The Church and Manor House remained isolated surrounded by fields.

While today The Green is a hub of village activity, in the 16th and 17th centuries it has been suggested that the main centre of population was Plantation Lane in Roseacre.

The population of Bearsted remained relatively small for some time, reflected in the village enterprises in evidence. A wheelwright's shop was located next to Ivy Cottage and Colegate's Yard was the location of the village carrier. Sand quarries were working as early as the 18th century to the west of the present-day railway station, in Gore Meadow, and at Hog Hill. The sand was shipped by barge to London from Allington to

be used in glass making and for domestic purposes. There was also a smock mill on Hog Hill which included a windmill. The mill was reached by a steep old road opposite present-day Bearsted station. The windmill was gone before 1873.

Hasted, in Volume 5 of his History and Topographical Survey of the County of Kent, published in 1798, described Bearsted as follows:-

> *The parish stands on what may be termed high ground, being extremely pleasant and very dry. The soil is, in general, a deep sand, though towards the south-east part it partakes of the quarry rock…The high road from Ashford and Lenham, towards Maidstone, runs along the northern boundaries, passing over Bersted Green, the houses round which form the parish village…The church is situated on high ground, at a small distance southward of Bersted-green. It is dedicated to the Holy Cross, and is a handsome building, consisting of two isles and two chancels, with a square beacon tower at the west end of it.*

Bearsted's character as described by Hasted changed in the early part of the 19th century. Around England indicators of this change were the rise in population and incidences of public disturbance. In 1801, the population of Bearsted was 294 while by 1821 it had reached 566 people living in 107 dwellings within the parish. By 1831 it had reached 594. The previous year, Bearsted had, along with many other rural communities, experienced disturbances known collectively as the Swing Riots (named after the mythological figure of Captain Swing, the ostensible leader of the rioters). The riots were the product of rural hardship brought about variously by an agricultural depression after the end of the Napoleonic Wars, a series of poor harvests, the swelling of the agricultural workforce by discharged soldiers, the introduction of mechanised aids to farming such as threshing machines, taxation and the levels of tithe contribution. Things came to a head with three successive bad harvests from 1828. The poverty of agricultural workers had a knock-on effect on rural service industries and led to hardship for journeymen and some master craftsmen. Revolutions in France and Belgium in the summer of 1830 were widely reported in British newspapers and were instrumental in an outbreak of radicalism and sympathetic feeling – penny collections were held in Kentish villages for the families of dead Parisian participants. Politicisation was particularly strong in hop-producing regions such as Kent where opposition to specific duties on hops was already the subject of bitter feelings even before the very poor crops in the years after 1828.

The introduction of the Beer-house Act in 1830 resulted in the mushrooming of these establishments which were far less regulated than public houses and inns and grew up in even remote countryside, often as an attempt by shopkeepers and craftsmen or even farmworkers to eke out a living. Bearsted Vestry (the forerunner of a local authority) reported at this time that the "multiplication of Public houses of the lowest description" had an "unfavourable" impact on the "habits of the poorer Classes" including "tippling and the vices that go with it". These vices included political discussion. Although such discussions amongst the working classes were considered as particularly dangerous, the Swing Riots were in fact notable for gaining support from some farmers and landlords as well. In Bearsted, Major Wayth, who lived at Bearsted House on the Green, was known as a notorious radical agitating for political reform. The Swing Riots had various targets but the most common were rick burning and attacks on threshing machines which were seen as driving men out of work. A poignant reminder of this episode in history can be seen in the churchyard of Holy Cross Church where a small stone tablet inserted into the grass records:-

"This tree marks the grave of John Dyke who was hanged for rick burning in 1830 at the last public hanging at Penenden Heath. Subsequently it was found that he was not guilty of the crime."

In the "Topography of Maidstone and its Environs", published in Maidstone by J. Smith in 1839, Bearsted was described in the following terms:-

> *Bearsted is a very neat village, about two miles on the eastern side of Maidstone; there are pleasant drives, excellent roads and good prospects around it. The houses are erected chiefly around an open space of green turf, of about 3 acres, where cricket matches and other rural sports are played during the summer months…There are some very respectable residences in this village; that of Major Wayth stands conspicuously on the south-eastern side of the green. This property formerly belonged to the Armstrong family, from whom it was purchased by the Major, who has greatly improved and enlarged it. On the opposite side, on an elevation, surrounded by plantations, stands the newly-erected residence of James Jacobson, esq. On the southern side and adjoining the green is an exceedingly neat and pretty cottage, belonging to a gentleman named Clark.*

The house "newly-erected" by James Jacobson is Snowfield, and large parts of the house he built survive to the rear of the front range added for Baroness Orczy in the early 20th Century. James Jacobson had been born in Week Street, Maidstone in 1777 and had risen to become a barrister and Deputy Lieutenant for Kent by 1825. In 1830 he is recorded as a magistrate dealing with a Swing Riot case. His sister Anne married Charles Wayth of Bearsted House, which must have resulted in some interesting family discussions.

The same book records that Bearsted at that time had about 600 inhabitants. It also mentions the existence of a land allotment system aimed at "industrious labourers". This scheme was aimed at providing land for labourers on which they could grow crops, largely for their own families' consumption. Allotments varied from 20 perches to half an acre in size, and holders were required to pay at a rate of 40/- an acre, all charges included. On the annual rent day, holders were presented with a ticket entitling them to "a plain but substantial supper and a quart of good ale". The expense was defrayed by subscriptions from the principal landowners and clergymen of the Parish. Some 38 allotment holders existed in 1838.

Up until the early 19th Century, the area around the church remained as an isolated group comprising the church, Mote Hall and its farm buildings. An earlier parsonage is thought to have been positioned in Sutton Street, but it appears that a new vicarage was built in the late 1820s just to the north of Holy Cross Church. Much altered and successively extended during the 19th Century, this building still remains today.

The Tithe Map of 1842 shows the village in a form still recognizable today – many of the buildings shown on it survive and many plot boundaries remain identifiable to this day. The encroachment of buildings onto the north-western corner of the Green, opposite The Royal Oak, has already taken place and two small pairs of cottages have appeared in Church Lane, beginning a tentative linking of The Green to the church/manorial centre. Neither of these pairs has survived. The main differences between the situation shown on the map and the current day Conservation Areas can be summarised as:-

i) The lack of development on the eastern side of the Green between the Royal Oak and Bearsted House;

ii) The fact that properties on the north side of the Green are set back behind an open verge rather than having enclosed front gardens as now;
iii) The track leading across the Green from Yeoman Lane to the Royal Oak;
iv) Less intensive development on the western side of the Green; and
v) The remaining isolation of the area around Mote Hall and the church.

A sketch survives of Mote Hall and the church from 1844 which shows the previous Mote Hall as a timber-framed building of probable 15th century date fronted to the west by its farm buildings, including a large threshing barn, and hay ricks. By this time the old manor house was a tenanted farmhouse. The large barn later burnt down.

Bagshaw's Directory of 1847 describes Bearsted as "neat and well-built, extending round a pleasant green" and states that of the total of 640 acres in the parish, 88 acres are devoted to hop production. It also describes the vicarage as "a small neat residence on the north-east side of the churchyard. The population in 1841 is given as 605.

In the second half of the 19th century, the village maintained a fairly level population of between 600 and 645. This trend lasted until the 20th century, by which time the distinction between civil and ecclesiastical parish impacted population figures, with the ecclesiastical parish including parts of nearby Thurnham. Between the censuses of 1901, 1911, 1921 and 1931, the civil parish grew from 726 to 883, 924, and 1347 respectively. As 100 years before, in a matter of decades, the population had doubled. Bearsted's population peaked between 1961 and 1971.

The 19th century also shows a time of change for village employment and industry. As elsewhere in the countryside, farming was the dominant industry during this period. *A History of Bearsted and Thurnham* identifies seven farms in the mid 19th century, all of which grew hops. By early 20th century, however, fruit growing had become more important. The characterful Oast houses on the Green, erected by 1875, were last used for hop drying in 1970. Despite the ongoing importance of farming regionally, Bearsted experienced a shift towards greater commercial specialisation in the 19th and 20th centuries.

As early as 1855, the community of Bearsted supported businesses that are often more typically associated with an urban environment. The *Kelly's Directory of Kent* for that year lists a grocer, baker, butcher, shopkeeper, beer retailer, insurance agent, and haberdasher in addition to five farmers, a carpenter, saddler, blacksmith, plumber, and brickmaker. The increasing level of specialisation is apparent through the decades. The 1878 Directory includes a coach builder, glazier, sand merchant, and dairyman to the list of traders, as well as three shopkeepers. By 1898, Bearsted House has ceased to be a gentry residence and is listed in *The Kent Messenger Directory of Maidstone and Surrounding Villages* as the Bearsted House Asylum for Imbecile Boys, the "well-known Asylum for boys of feeble intellect".

By 1899, one of the farmers advertises himself in Kelly's Directory as a rose tree specialist, and a private scholar, fly builder, chimney sweeper, and undertaker are also listed. In 1915 we see the addition of a district nurse, optician, commercial traveller, corn merchant, and teacher of music. By 1934, there were more specialist enterprises than ever before, some of the new additions being refreshment rooms, a private school, boarding house, nursing home, a motor engineer, auctioneer, jobbing gardener, cycle repairman, news agent and two physicians. The fact that the village of

Bearsted could sustain specialist businesses and professions is an indication of its relative affluence in a region where farming predominated.

By the late 1870s some changes are evident from the Ordnance Survey map. On the east side of the Green, Mote Hall cottages are developed and are all in existence by the time of the 1882 directory. A start has also been made in the enclosing of the front gardens of the properties facing the north side of the Green. The track across the Green was stopped up in 1876, largely to improve the playing area for cricket.

John Perrin built and opened his large new shop in 1882 opposite the White Horse, the same year that the railway station opened. The development, known as Chestnut Place from the large tree of that species which formerly existed alongside the buildings, was almost a small department store, containing grocery, butchery and drapery sections as well as a general store and a post office. A little later a jam factory was added. The original form of these shops was two storeys with a canopy over the pavement. A fire destroyed the shops in 1900, following which they were rebuilt without the upper storey due to a restricted insurance payout. More recently the shops were again damaged by a fire in 1972.

In addition to the above businesses, Bearsted has supported four public houses for at least 150 years. Two of these – the Royal Oak (formerly Walnut Tree) and White Horse – are located on The Green. Manorial courts were held here in medieval times, as were justices' petty sessions by 1700. A 1671-2 inventory for the White Horse shows it consisted of a hall, parlour, kitchen, dining room, buttery, larders, brewhouse, coach house, stable, cellar and five bedrooms. Both pubs were altered during Victorian times. A substantial extension along The Green was added to the White Horse. The Royal Oak has also been modified with the existing façade having a distinctly Victorian appearance. These public houses are still important social centres of the community.

As elsewhere around England, the Victorian era saw the establishment of a number of Bearsted's formal institutions. Initially set up under the auspices of the National Society of the Education of the Poor According to the Principles of the Church of England, Bearsted's school was established in 1839. The foundation stone reads, "National School for Bearsted, Thornham, Debtling, & part of Boxley" along with the date. In the early part of the 20th century the average attendance was around 100 pupils and as numbers increased, the school was expanded to new buildings on the site. Having outgrown the buildings by mid-century, the school was given permission to move to a site on Roseacre Lane. The last day of classes on the Green was 29 March 1972.

The arrival of the railway in 1882 did not immediately spark a rash of new development although it probably prompted the parcelling up of the Moat Hall Building Estate which was offered for sale in that year. Some 18 plots were laid out in Church Lane and Yeoman Lane, but uptake appears to have been slow, and in the case of Church Lane, the original small plots were largely amalgamated to provide for large houses in large grounds not developed until 1895- 1905. A further 15 building plots were also offered for sale in 1882 on the south side of Ware Street between the White Horse and Roseacre Lane (Hog Hill). The terrace now forming nos. 1-11 Ware Street had been erected before 1898, but other plots remain undeveloped to this day.

Other institutions emerged in the early part of the 20th century. The Working Men's Club and Institute opened in 1906 in a prominent building on The Green. The Women's

Institute is first noted in the Kelly's Directory for 1927 but was likely formed before that time. A police station is mentioned in the same directory with one sergeant and one constable. A village Golf Club is listed in the 1934 Directory.

Cricket has been a part of village life for hundreds of year. Records exist of a Bearsted team playing a London team in 1749 and a village club certainly existed by early 19th century. The Green is claimed as on of the earliest cricket fields, with Bearsted Cricket Club instrumental in getting the road which ran diagonally across closed in 1876. The Green was further levelled in 1921. The present-day pavilion was built in 1957. Today former local resident Alfred Mynn, a cricketer known as "The Lion of Kent", is featured on the village sign.

As the community surrounding Bearsted Green continued to develop during Victorian times, the area surrounding Holy Cross Church remained largely unchanged until the late 19th century. Until this time, the only structures were Holy Cross Church, the vicarage, and Mote Hall with its attendant farm buildings. While many churches were remodelled during Victorian times to reflect changing ideas on ecclesiastical rituals, this was not the case with Holy Cross Church, although it did undergo a restoration in the 1860s. Aside from the extension of the churchyard between 1873 and 1883, and the concurrent extending of the Vicarage, the church's ancient character was retained along with its historic setting.

Ordnance Survey maps for this period indicate fields and orchards surrounding the site with woodland to the southeast. The first major building which appeared in the later part of the century was The Mount, followed about ten years later by Danefield and Danedale/ North Down. Housing development in this area continued modestly through the 20th Century. The area remained a quiet settlement geographically separate from more densely populated area surrounding The Green. It was only in the mid 20th century that development along Church Lane established a more direct connection between the church and the Green. By the late 20th century, the orchards and fields to the west, north and northeast had given way to suburbanised development. Yet the cluster of buildings along this part of Church Lane still retains the character of a small village.

Bearsted has continued to be a lively community in the 20th and 21st centuries. Founded in 1894, the Parish Council is first mentioned in the Kelly's Directory for 1911 as having 7 members. In the early 1900s, two literary figures lived near the Green. Snowfield was bought by Baroness Orczy in 1906 after the success of The Scarlet Pimpernel. She substantially remodelled the house in a neo-Georgian style and built a detached studio to the north. She also built Little Snowfield, where she moved in 1919. Ivy House also had a well-known resident in 1903. At that time Edward Thomas described the view from his study on the first floor in his poem "The Long Small Room".

Composed in 1917, but not published until 1920, Charles Igglesden in Volume 14 of his series *A Saunter Through Kent With Pen And Pencil* described the character of Bearsted in the early 20th century:-

> *But even now it is a delightful old-world spot. There are shy, half-hidden houses, and others more prominent but equally picturesque, and out of obscurity they reveal themselves as old half- timbered dwellings. Others are bold and do not screen themselves. They are at every turn in the road – big houses where the "quality" reside, and humble cottages, gabled, with overhangs, a hooded*

doorway here and there….The Green itself, lop-sided in shape, is large. Come into the centre and look around you. On one side is a row of houses, not in any way formally arranged, for ancient and modern mix themselves promiscuously and happily. They stand back from the roadway, with gaily flowered gardens in front, and shaded by limes. One building is delightfully quaint and picturesque, with Virginia creeper hugging its walls right up to its bold gables. It would have been a house of pretentious size at one time, but is now divided into more than one. Just by this half-timbered house is another older than it looks from outside, because its plastered front is comparatively new and hides the older work within. Such modern buildings as an Institute and an elementary school have been erected, one on either side, but higher up we again breathe the old-world atmosphere where, screened by the huge branches of a spreading chestnut tree, stands the hostelry known as the White Horse. This was always a rambling old house and its added wing makes it more rambling still. It was used as a oaching halt when steaming steeds pranced up to its doorway and made their welcome exchange with fresh teams from the White Horse stables.

The large and impressive stable buildings which stood to the rear of the White Horse were demolished in the early 20th Century, and their site is now partially occupied by the firing range of the Bearsted and Thurnham Rifle Club which was founded in 1903.

Charles Igglesden goes on to describe the view further:-

Turn in another direction and you see another half-timbered house, as old but not as weather-beaten as its opposite neighbours, and then, peering over the roofs of other dwellings, you catch a glimpse of nine cowls which cap a group of oast houses, lasting evidence that hops were profusely grown in this locality in days gone by. As a matter of fact, no less than seventy acres were given over to the hop industry fifty years ago. Still taking your view from the Green you see the old ivy-clad tower of the church standing on an eminence that makes it a landmark for many miles around, a perfect monument to the house of God. All these things we see from the Green today, but one corner seems quite out of colour with the rest of the picture – that in which a collection of modern houses has encroached on the land, an encroachment which makes one hate the twentieth century architect who had no soul.

Turning now to look at the area around Holy Cross, Igglesden continues:-

Now let us hie to the church of Holy Cross, that fine old house of God standing just above us and rising out of a wealth of trees that cluster around it. No more beautiful site could be selected for a church, and up here you can revel in a glorious view…for at our feet and stretching far away is a wealth of rich pastures, orchards and luxuriant woodlands….The beauty of the valley is strengthened by the ridge of the Downs in the background a few miles off. On the other side of the church materialism has supplanted the picturesque, for the erection of two or three modern cottages has cut the shadows of the tower, from which you could at one time look down on more trees and more pastures towards the north. The old tithe barn, too, was burned down a few years ago and a modern red one has been erected in its place, close up to the churchyard wall. This wall, by the by, which encompasses three sides of the churchyard, was erected about 40 years ago and many old tombstones which surmounted the graves, over which a new pathway was made, have been reverently preserved and inserted into the stonework of the wall.

Igglesden's text provides us with valuable insight into the enduring historical character of Bearsted through the early part of the 20th century.

During the inter-war years, the suburban expansion of Maidstone began to approach Bearsted, particularly via Roseacre Lane and Yeoman Lane. However, the large grounds of Snowfield and St. Faith's Nursing Home acted as a cordon sanitaire maintaining the separation of the historic village until the post-war years. The arrival of statutory powers to the local authority also began to make a mark on the historic village – a building to the east of The Old Corn Store in The Street which appears to have been timber-framed and of at least 17th Century date was condemned as unfit for habitation. In the days before the listing of historic buildings, no consideration was given to its repair and it was duly demolished.

Also during this period, new trades appeared in Bearsted to reflect technological advances. The old wheelwright's business on the Green adjacent to Ivy House adapted by becoming a garage, Thorpe's garage on this site being open by 1923. The buildings were redeveloped for this new use and survived until the business shut down in the 1980s, after which the site was redeveloped for a new house. Around the corner in Thurnham Lane, the Westwood Motor Company also opened premises; these ,too, closed in the late 1980s, and the site was redeveloped with flats.

The post-war years saw further changes in the vicinity of Bearsted's Conservation Areas. In the area between the development along the north side of the Green and the railway line various buildings were erected, partially on old orchards, to house, for example, the telephone exchange and the engineering works behind Crisfield House. To the east of the Bearsted Conservation Area, the Cross Keys Estate was developed from the late 1940s onward by the local council to provide much-needed housing. Later developments along The Street and in Mallings Lane, Mallings Drive and Fremlins Road linked the historic village centre to the formerly outlying Cross Keys Cottages. On the opposite side of the village, developments between the 1960s and the 1990s have closed the gap between the suburban area and the historic village, with St Faith's Home finally succumbing to redevelopment in the first decade of the 21st Century; fortunately these developments have limited visual impact from within the Conservation Areas.

Within the Bearsted Conservation Area itself, modern buildings have been confined to small redevelopments or an occasional house on an infill plot. The old farm buildings comprising the oasts to the east of the Green and the oast house and barn formerly associated with Bell House have been converted to dwellings but have largely retained their character. Land to the rear of Bearsted House has been developed to provide retirement homes, but maintaining a suitably-sized curtilage for the listed building. In the Holy Cross Conservation Area both the large mansions of The Mount and Danefield have suffered from the erosion of their open grounds by housing development or, in the case of Danefield, ancillary accommodation built in association with its use as a nursing home, both of these developments taking place prior to the designation of the conservation area.

Today Bearsted remains as a highly attractive traditional Kentish village retaining a large number of historic buildings, a high proportion of which are listed for their special architectural or historic interest and are thus protected from demolition or alteration unless listed building consent is first granted. Its value is perhaps enhanced because it is so close to the suburban expansion of Maidstone but yet maintains its village identity and vitality.

Looking west from the eastern end of The Green, with the Cricket Pavillion on the right

III Character Appraisal: Bearsted

General Character

The Green itself is obviously the dominant defining characteristic of the Conservation Area.

The original medieval layout of the village is still readily discernible and consists of dense linear development along The Street, the pre-existing routeway which defines the northern side of the Green, with more scattered and sporadic development, often of more prestigious properties in substantial grounds, around the other three sides. This difference in the pattern and density of development on different sides of the Green is an essential component of its character. The Green itself remains free of development except for in its eastern corner which probably represents an encroachment onto common land dating from the early 19th century.

The roots of Bearsted Conservation Area's agricultural past in evidence at the former Bell farmstead, now Bell House, Bell Oast, and Bell House Barn

Behind the ribbon of development along The Street and the more scattered buildings around the Green, open fields remained until the latter half of the 20th century; the former agricultural setting is shown to this day by the survival of The Oasts to the south-east of the Green and the former oast and barn to Bell House, all now converted to residential use. Now only the northern side of the village exhibits anything like this sharp interface between built development and open countryside; this has been helped by the presence of the railway line which has acted as a convenient barrier. The fact that the rural setting has been lost or diluted elsewhere makes it even more important that this open land to the north be preserved.

To the east of the Green, The Street continues, now developed continually on both sides, for the most part with buildings erected right up to the street edge. The strong sense of enclosure which ensues forms a very effective contrast to the wide open spaciousness of the Green itself.

Behind the other end of the Green lies Snowfield in its substantial grounds on the land rising to Hog Hill. This forms a discrete area with its own character. Little Snowfield, although now separated from the main Snowfield estate, can be considered part of this area.

Despite its size and importance as a listed building, Snowfield rather hides itself away. The main focal buildings within the Conservation Area are the two public houses on the corners of the Green – the White Horse and the Oak on the Green – and the oast houses to the south-east of the Green. Other buildings which act as lesser focal points are Bearsted House, Bell House, White Lodge and the Institute. A large number of other buildings are also essential to the character of the Conservation Area or make positive contributions to it.

Within the Conservation Area there is a wide range of building age, ranging from the 15th century at The Limes and The Old Manor House to houses built within the last 30 years. However, the dominant period from which examples of buildings survive is the Victorian/ Edwardian age, although there are significant numbers of buildings from the Georgian and pre-Georgian periods too.

Buildings within the Conservation Area are generally small in scale – nothing is taller than two storeys, and single storey buildings are rare. Even the examples of "polite" architecture forming the homes of the gentry are relatively modest in scale. The taller buildings of The Oasts, with their clustered kiln roofs and prominent cowls, provide a single example of a vertical accent.

A mix of materials is found throughout the Conservation Area, as in evidence here on Colegate Drive.

Regarding building materials, by far the most common for walling is red stock brick, with plain clay tiles being overwhelmingly the most popular roofing material. For walls, there are also many examples of the use of render or roughcast, yellow stock brick, clay tile hanging and exposed timber framing. Slate also occurs as a roofing material on a number of buildings. There are more isolated instances of the use of painted brick, mathematical tiles and ragstone. All of these materials are appropriate to the character of the area. The use of concrete tiles, either for roofing or tile-hanging, is fortunately very restricted.

The predominance of steep roof pitches means that roofs are major elements of the character of the conservation area. Some roofs contain dormer windows to light attic accommodation, but for the most part these are of appropriate scale and design and are not visually intrusive. Chimney stacks are also important visual characteristics of the Conservation Area.

The individual merit of a number of buildings in the Conservation Area has been recognised by Central Government and a total of 22 structures are protected from unauthorised alteration or demolition by being statutorily listed as buildings of special architectural or historic interest ("listed buildings"). Most other buildings in the Conservation Area also make positive contributions to its character and there are no cases of buildings which detract from it, although some have a neutral impact. However, many of the unlisted buildings in the Conservation Area have been subjected to minor changes such as the replacement of windows and doors in uPVC or other modern materials, the cumulative effect of which has been to erode the character of the Conservation Area. Such changes in the case of single dwelling houses have occurred with the benefit of permitted development rights under the planning acts and thus were not subject to planning control.

Other small details can also impact on the character of the Conservation Areas, for good or bad. Street furniture, for example, where it is historic or of good design, can make a positive contribution and add to local distinctiveness. A good example of this is the listed K6 telephone kiosk at the junction of The Green and Thurnham Lane. Other examples of small details which make positive contributions are the original mosaic flooring to the entrance to No. 3 The Parade, the Invicta horse plaque on Invicta Villas and the projecting clock to The Institute.

Details which detract from the character of the Conservation Area can be listed as follows:-

i) The yellow "no parking" lines around The Green and along The Street, together with the poorly maintained road surfacing in some areas and the urbanised edge to The Green formed by the use of standard concrete highway kerbing.
ii) The siting and presence of traffic direction signs of standard type – in some cases maintenance is also an issue, e.g. the leaning post at the junction of Yeoman Lane and The Green. The potentially attractive old fingerpost opposite The White Horse has lost its original arms and has had standard modern signs strapped to it.
iii) The use of standard urban-type litter bins and bright red dog waste bins.
iv) Utilitarian design of benches and bus shelters.
v) Wirescape/ telegraph poles in certain areas, particularly in the narrow part of The Street, behind the cricket pavilion and opposite Snowfield Cottage.

vi) Uncoordinated and oversized advertisements at The Parade and the large awning in front of Sueffle restaurant which obstructs views of the listed building when raised.
vii) Poor quality "ribbon" pointing of some ragstone walls.

Features which negatively impact the character of the Conservation Area include painted yellow lines, standard highway signs and litter bins, and poorly-maintained street furniture.

There is no historic paving within the Conservation Area – pavements are almost exclusively black tarmac and kerbs are standard concrete ones. Two areas of modern brick pavers exist – behind Smarts Cottages on the rear service access which represents the stub of the blocked track across The Green and on the access to the new development in the grounds of Bearsted House. The use of such materials has no historic precedent within the Conservation Area. The lack of pavements in the narrow section of The Street and at various points around The Green is an important factor in the character of the Conservation Area.

There are a variety of boundary treatments within the Conservation Area. Many of these are attractive and appropriate and include hedges, ragstone walls, red or yellow brick walls, picket fences, iron paling fences (e.g. at Mote Villas), iron hoop-top railings (Bell House and Bearsted House) and decorative cast iron railings. Of the latter, particularly fine original Victorian and Edwardian examples exist on top of low walls at Cliftonville and Rosherville and The Haven and Fair View on the north-western side of The Green and at Invicta Cottages on the north-eastern side, these last also retaining

their original matching cast iron gates. Other particularly important boundary features include the tall ragstone and brick walls at Bearsted House and the series of ragstone walls which define the edges of Yeoman Lane as it approaches and enters the Conservation Area.

Boundary treatments can make important contributions to the character of a conservation area, as at Rosherville and Cliftonville, which retains its characterful ragstone, stock brick, and iron detailing.

There are some examples of close-boarded fences which, whilst not to be encouraged, have little detrimental impact on the character of the Conservation Area because of their low height or inconspicuous position. One example exists of a boundary treatment which does adversely affect the character of the Conservation Area (and the setting of a listed building): the forecourt of Crisfield House which is demarcated by some reconstituted stone piers connected by a chain link and by concrete block walls.

Mention must also be made of the important contribution made by trees to the character of the Conservation Area. Some of the most important specimens and areas of trees are protected by tree preservation orders (TPOs) – various trees at the rear of Bearsted House and a number of trees within the grounds of Snowfield together with the woodland on Hog Hill. There are a large number of other trees which make highly significant contributions to the area, particularly around The Green. Amongst the most important of these are:-

- Various trees on The Green itself

- Trees in the rear gardens of Smarts Cottages and 1-3 The Green
- Tree in the front garden of The Old Manor House
- Various trees to the rear of development along the north side of The Green
- Silver birches in front of the library and Knowle Cottage
- Various trees at Bell House/ Bell Oast/ Bell House Barn
- Trees lining either side of Yeoman Lane
- Tree in the front garden of The Retreat
- Trees between The Parade and the library
- Trees on the railway embankment
- Trees at Hill House , Ware Street
- Trees at Little Snowfield
- Trees at Maybank
- Trees not covered by the existing TPOs at Snowfield and Bearsted House

This is not a comprehensive list, but seeks to identify the most important trees or tree groups. In the eastern part of The Street, trees are a less prominent feature of the villagescape, although the view westwards is terminated by the trees on Hog Hill.

Trees help establish the character of the Bearsted Conservation Areas.

Trees within the Conservation Area which have a stem diameter greater than 75mm. measured at 1.5 metres above ground level, if not already covered by a TPO, are subject to a notification procedure if any works are proposed to them. Six weeks notice in writing must be given to the Council of any proposal to cut down, top, lop or prune any such tree.

The village pond on The Green is another feature which is essential to the character of the Conservation Area.

Land uses within the Conservation Area can have a bearing on its character. Bearsted is predominantly residential in character but the Conservation Area retains the feeling of a village centre with the activity which goes with it. Although the variety of shops and services listed in the Victorian directories may have been curtailed, the shops at The Parade still attract considerable custom and this corner of the Conservation Area is always busy during the day. Other shops and the two public houses add to the vitality of the area, as does the library. The Green acts as a social and recreational space, both for informal activities and for formal sports such as cricket and football. It also provides a space for the occasional travelling fair. Thus, although no longer used for grazing as it was in the past, The Green continues to perform an important function in the life of the village and acts as its focal point.

At night the Conservation Area assumes a quieter aspect, although the two pubs ensure that there is still activity. Although The Street and Yeoman Lane are lit to comply with highway standards, lighting is not of high intensity nor are the light standards particularly high. On the other two sides of The Green, street lighting is of even lower intensity, modern lantern type fittings being used. A noticeable feature of the Conservation Area at night is the dark landscape which remains to the north which emphasises the rural setting of the Conservation Area in this direction.

Approaches and Views

There are five major approaches to the Conservation Area: from the west along Ware Street, from the north via Thurnham Lane, from the east via The Street and two from the south via Church Lane and Yeoman Lane.

Ware Street

The approach along Ware Street is via a ribbon of mainly residential development of varying ages and character until the junction with Hog Hill. From here, Ware Street descends towards the Conservation Area. The road edge is largely defined by the substantial brick retaining wall to the grounds of Little Snowfield on the right and the lower brick wall forming the boundary of Hill House to the left – this latter wall is overtopped by a number of trees in the grounds of Hill House. Overall, trees are dominant in this approach resulting in a shady atmosphere. Little Snowfield and Hill House are only glimpsed from the road. Emerging from under the trees past Little Snowfield, the road edge becomes less well-defined on the right by dwarf brick walls over which unfortunate views of the Rifle Club building and the car park of The White Horse are revealed. Space leaks away here, and a stronger defining edge screening these unattractive elements would be beneficial. To the left, the low wall of Hill House is continued by the higher red brick wall of the back garden of White Lodge. This potentially attractive wall is somewhat marred by the cement

rendering of its lower courses. Beyond the wall the distinctive 3-gabled rear elevation of White Lodge is now seen, with its prominent oriel window to the side elevation facing the road. Looking beyond this down the road, the dominant elements in the view are trees in the front gardens of buildings on the north side of The Green, but progressing a little further the shops of The Parade appear obliquely on the left and the attractive façade of The White Horse flanks the road to the right. There is a feeling of arrival at an active place, largely engendered by the comings and goings of cars in the forecourt parking area of The Parade. Drawing alongside the junction with Thurnham Lane the expanse of The Green to the right becomes apparent and the full character of the Conservation Area is revealed.

Looking outwards from this same point, the dominant elements in the view are the attractive frontage of the unlisted 18th Century White Lodge which occupies a focal position in the sharp angle of the junction of Ware Street and Thurnham Lane and the substantial group of trees in the grounds of Hill House behind it. Beyond this, the road begins to rise between walls and trees and the more open frontage, defined by metal railings, of the railway station becomes apparent to the right as the hill is climbed; there is a feeling of leaving the village.

A view of White Lodge, with Ware Street exiting the Conservation Area to the left and Thurnham Lane to the right.

Thurnham Lane
The approach from the north via Thurnham Lane is one of the most secretive routes into the Conservation Area. The rural lane descends gently as a hollow way overhung by trees until it bends left to pass beneath the attractive arched railway bridge, beyond which sections of buildings can be glimpsed. Passing through the bridge there is an immediate contrast as the village development begins straight away and there is a sense of arrival. White Lodge, the modern flat developments of Beech Court/Chestnut Place and the shops of The Parade form flanking incidents, but the fine historic façade of The White Horse forms the focal point straight ahead.

Looking outwards along Thurnham Lane, the attractive railway bridge and the railway embankment with its many trees form an effective stop to the view.

The Street
From the east, the approach along The Street is largely through mixed suburban development of 20th Century date. There is a sudden change of character as the Conservation Area is reached with a tightening of the streetscape marked by the stepping forward of Oliver's Row to its position right on the back edge of the pavement, thus setting the theme for this part of the Conservation Area. The strong feeling of enclosure is accentuated by the slight curve of the road which reveals obliquely the facades of buildings on the south side of the road. This feeling of enclosure is balanced by a small glimpse of The Green, beyond which the view is terminated by The White Horse with the trees on Hog Hill behind it.

Looking out of the Conservation Area at this point the view dissipates into an area of mixed suburban character of lower density. The white-painted Women's Institute building is very apparent in the view and the rusting bollards defining its forecourt are unfortunate features. There is a definite feeling of leaving the historic village.

Church Lane
The approach via Church Lane is gently downhill with a high hedge belonging to Little Orchard defining the left side of the road; trees overhang this hedge. To the right, frontages to the modern houses are more open, but the listed building forming Hazel Cottage and Corner Cottage beyond forms an attractive and effective gateway feature as it steps forward close to the road. Opposite, another listed building, Maybank, is more reticent, but its ragstone and brick boundary wall running along the road edge and the trees behind it form effective and attractive edges to the street. There is a hint of the presence of The Green in this view and a glimpse of the façade of Crisfield House but the escarpment of the North Downs forms a highly attractive backdrop, helping to root the historic village centre into its landscape context.

Looking out from the corner of The Green, Church Lane appears as a narrow lane without pavements with 20th Century housing readily visible to the left hand side. However, trees and hedges appear as the dominant visual elements. The view is terminated by the ragstone retaining wall, which originally formed the boundary to the garden of The Mount, as the lane turns sharply to the left.

A view into Bearsted Conservation Area from Church Lane.

Yeoman Lane

The approach along Yeoman Lane is probably the best of all. Although Yeoman Lane is developed along its whole length with housing largely of 20th century date associated with the suburban growth of Maidstone, it remains very narrow and thus betrays its historic origins as a rural lane. This is helped immeasurably by the many trees which border it. These and the ragstone walls which flank the road, particularly that on the left hand side, together with the bend of the road to the right, mean that views are largely contained as the Conservation Area is approached. The attractive late Victorian lodge to Snowfield which almost appears to grow out of this wall forms an effective entrance feature to the Conservation Area, but as the road bends to the right past the flank elevation of Bearsted Cottage there is a sudden and surprising opening out of the view to embrace the whole of The Green with the attractive run of historic buildings along its north side visible beyond it, and behind them the long and beautiful line of the North Downs escarpment tying the historic village into its surrounding landscape. Any one of these three elements would be attractive in itself, but the combination of all three is visually more valuable than the sum of the individual parts. There is a real feeling of arrival at a special place.

Looking out from the Conservation Area at this point, again the curve of the lane and the enclosing ragstone walls give the view an enclosed nature. This is helped immeasurably by the large numbers of trees which dominate the scene. The result is to hide the more modern development beyond the Conservation Area, maintaining the illusion of Bearsted as an independent historic village.

This view of The Green from Yeoman Lane takes in the North Downs, an important part of Bearsted Conservation Area's setting.

Other Important Views

Because of the large size of The Green there are a large number of wide ranging views from within the Conservation Area which are important to its character. The most essential of these are:-

- Views of the North Downs escarpment, particularly from the southern, higher side of The Green;
- Views from The Green towards the tower of Holy Cross Church;
- Views from The Green of the kiln roofs of The Oasts;
- Views from The Green and The Street of the wooded Hog Hill.

Detailed Analysis and Description

A detailed description of the main buildings and sites within the Conservation Area follows. These descriptions are based on examination from the street and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high

architectural or historic interest or townscape function, must be retained.

- Positive - buildings/sites which contribute positively to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.

- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.

- Negative - buildings/sites which harm the area's character where redevelopment would be advantageous.

The analysis is split into three sections reflecting the different character areas identified in surveying the Conservation Area – Snowfield, its grounds and immediate surroundings, the Green itself and those buildings which border it, and the narrow eastern section of The Street.

The grounds at Snowfield, as viewed from within Bearsted Conservation Area.

Snowfield

General Character

The Snowfield site is indicative of a historical village estate landscape. The main house lies within semi-formal landscaped grounds which include mature specimen trees and views over the North Downs. Many of the former estate buildings – including service structures – are still found on the site. The north-eastern end of the area is slightly more developed with dwellings along Ware Street leading into the area surrounding The Green. The wooded slopes and summit of Hog Hill form an attractive natural backdrop to the Conservation Area.

Buildings/Sites

Address	Listed/ Unlisted	Description/Comments	Value to Character
Snowfield	Listed Grade II	Originally 19th century, described as newly built in 1839, re-fronted and remodelled ca. 1911 by A. N. Prentice. Two storey, neo-Georgian style in red and grey brick. Significant features include brick quoins, stone coped parapet, and cement platt band and window detailing. Regular fenestration of timber framed sashes includes a central Venetian window above the main entrance. Doorcase of fluted pilasters supporting a triangular pediment and entablature with military decorative motifs. Two projecting bays at each end. 19th century service buildings to rear. Set in a mature, designed park containing significant trees and views of the North Downs. Other structures remain on the grounds, including an attractive Victorian gatehouse and listed garden house (as below). Residence of Baroness Orczy from 1905 to 1919.	Essential
Garden House, Snowfield	Listed Grade II	Designed by A. N. Prentice along with the main house (as above), also in early 18th century style with similar detailing. Single storey. Timber front porch arched over central bay with four Doric columns. Central panelled door. Small side extension to northwest in brick and glass.	Essential

The Lodge, Snowfield	Unlisted	Late 19th century lodge to Snowfield. The variety of materials used combine to create a cottage effect. Yeoman's Lane façade in ragstone, weatherboarding and clay tiles in a decorative pattern. Other decorative features in timber: scallop edged bargeboards, floral gablet infill, brackets, and applied timber to roughcast sections. Plain clay tile roof with decorative ridge feature. Prominent chimney stack. Irregular fenestration of well maintained timber framed casement windows. Timber door, four panels (upper pair glazed). Satellite dishes negatively impacts its character. Significant ragstone wall to Snowfield house includes Gothic boarded door to rear of the Lodge site.	Essential

The attractive lodge to Snowfield on Yeoman Lane.

1-4 Oak Croft, including Garden Cottage & The Outbuildings	Unlisted	A mix of dwellings of late19th century and recent construction. Older structures were farm buildings on the Snowfield estate. Buildings are a mix of brick and unstained weatherboarding. Clay tile roofs have decorative ridge tiles. Some contain rooflights. One of the older structures has a half hipped roof. Casement windows. Modern boundary wall in brick and ragstone. The "bird's beak" pointing to the ragstone walling is inappropriate and detracts from the historical character of the area.	Positive (original structures) / Neutral (new build)
Little Snowfield, Ware St	Unlisted	Large dwelling built in 1912, architect A. N. Prentice. Client was Baroness Orczy, house built for her mother. Prominent central, jettied gable. Traditional Kentish details such as hanging clay tiles, close studding style applied timbers, barge board, hipped roof, leaded light casement windows, and prominent red brick chimney stacks. Detached garage. Set back from the road within partly wooded grounds. A good example of Arts and Crafts architecture.	Essential
Hill House, Ware St	Listed Grade II	Mid 18th century, red brick dwelling in Flemish bond. Two storeys with brick parapet. Hipped roof in plain, clay tiles. Regular fenestration of recessed, timber framed, six-over-six sash windows. Gauged brick voussoirs to windows and door. Panelled door with semi-circular fanlight. Rear range of more vernacular design is believed to be of an earlier date.	Essential
White Lodge, Ware St	Unlisted	Mid to late 18th century two-storey house with 19th century additions, built on a prominent road junction. Flemish bond brickwork in red and blue chequerboard pattern. String	Essential

		course between the ground and first floors. Regular fenestration of timber sash windows to front, including dormers. Central door with portico. Timber framed oriel window to side. Rear elevation is a series of three gables with similar detailing to the oriel window of bargeboard, applied timbers, and casement windows. A brick wall of 19th and 20th century phases surrounds the site.	
Beech Court & Chestnut Place, Thurnham Lane	Unlisted	Flats built in the late 20th century on the site of Victorian era sandpits and a later garage. Two storeys plus attics. Half hipped with front gables. Pale brick in Flemish bond with orange gauged brick window lintels. Beech Court has mostly timber framed sash windows with casements to hipped dormers. Chestnut Court has a mix of sash and casement windows. Slate roofs. Low brick boundary walls in matching brick. The rear of the buildings is a car park.	Neutral
Westwood House, Thurnham Lane	Unlisted	Late 19th Century, possibly built in association with the jam factory attached to Perrin's Stores. More recently associated with the garage formerly occupying the adjacent land, now estate agent and first floor dwelling. Ground floor rendered and painted, with modern shop windows set back from the street edge. First floor in yellow stock brick with red brick quoins and window surrounds. Decorative red brick patterning reminiscent of exposed timber framing. Side elevation partly weatherboarded. Plastic casement windows. Modern alterations have somewhat compromised its historical character.	Neutral

The Barn, Thurnham Lane	Unlisted	19th Century outbuilding, painted brick and weatherboarding. Slate roof. Currently has unfortunate uPVC windows, which detract somewhat from the building's traditional character.	Positive

The Green

General Character

As the long-term hub of village life, The Green retains a lively residential and commercial feel, mostly fronted by buildings from Victorian times and earlier. The area has a high proportion of listed buildings and many of the historical plots on which older houses sit have been retained. The village's farming past is in evidence through the presence of oasthouses and other buildings which supported agriculture. The Green itself is a well-used open space for a variety of community pursuits, including cricket. Its large size makes it the dominant element in this area. The Green slopes gently down from its southern edge and it also contains an attractive pond. Development around The Green differs in character and density, with the densest and most continuously built up frontages occurring along the northern edge along the main east-west route. The other sides of The Green were historically much less developed. Until the latter half of the 19th century, the eastern side remained as farmland with the exception of the gentry house of Bearsted House – development of this side was completed in the latter part of the 19th century, first by the oast complex and soon after by the three semi-detached pairs of Mote Villas. A similar story applies to the western side, although here the Snowfield Estate was the dominating influence and only Snowfield Cottage pre-dates the 19th century. Development, largely of modest semi-detached properties, was completed by the Edwardian period. The southern side of The Green remains the least developed and most rural in character, and is dominated by Bell House and its associated former farm buildings. Maybank and Bearsted Cottage are historic buildings of pre 19th century date which anchor the corners of The Green. Two 20th century houses built on infill plots between the latter and Bell Farm occupy generous sites and do not compromise the spacious layout of this side of The Green. The recognition of the differing characters of development in different parts of The Green is important and needs to be considered when dealing with any planning proposals.

Buildings/Sites

Address	Listed/ Unlisted	Description/Comments	Value to Character
1-4 The Parade	Unlisted	Early 20th century rebuild of original Victorian era shops destroyed by fire in 1900. One storey red brick structure with brick parapet. Full length canopy with cast iron pillars covered in lead sheeting. Large shopfront windows with decorative glazed	Positive

		brick pilasters. Original inset timber doors with large glazed upper panels and glazed fanlights. Modern shop signs somewhat detract from the historical character. A red "K6" telephone box, Elizabeth II era post box, and community notice board are located to the southeast of the building.	
Telephone kiosk	Listed Grade II	Cast iron, square K6 kiosk to Sir Giles Gilbert Scott's design of 1935. Domed roof. Painted red with margin glazing to windows and door.	Essential

1-4 The Parade, one of the hubs of activity on The Green.

Bearsted Branch Library (The School House)	Unlisted	School whose construction began in 1839. Southeast wing with master's house added in 1847-1848. Red brick in Flemish bond with stone lintels. Timber sash windows to original building, casement windows to master's house. Steeply pitched gables to front, one containing the foundation stone. Central cupola to original school room. Rear extensions added throughout the life of the school, most of those remaining built in sympathetic materials. Has been a branch of the Kent library since the school left the site in the 1970s.	Essential
Knowle Cottage	Unlisted	Two storey house probably of early 19th Century date but with additions and alterations in the late 19th and 20th Centuries. Rendered façade. Double height bay window to the left, single storey bay to the right. Timber casement windows and doors. Clay tile roof with decorative ridge cresting and finials. Set back from the street edge with simple iron railing and hedging to boundary.	Positive
Ivy House	Listed Grade II	16th century timber framed house with 18th century front, clad in red and grey mathematical tiles. Regular fenestration of sash windows to front with central hipped dormer (with casement). Plain tile roof. Modillion eaves cornice. Attached to Wheelwrights.	Essential
Wheelwrights	Unlisted	Site formerly occupied by a wheelwright's shop, then a garage from the 1920s. Now a dwelling built in the 1980s. Stretcher bond brickwork. Stained, timber framed casement windows. Bay windows to ground floor. Enclosed modern front porch with stained door and catslide roof. Half hipped roof in clay tiles. Single chimney stack. Attached to listed Ivy House.	Neutral

		Retains its rear yard. Front garden paved in brick with raised beds. Low boundary wall with modern cast iron railing.	
April Cottage & Old Timbers	Listed Grade II	Mid/late 18th century house row of chequered red and grey brick in Flemish bond. Six-over-six timber sash windows to first floor and ground floor of Old Timbers; April Cottage now has canted bay windows. Four hipped dormers with casement windows. Half hipped, clay tile roof. The side of April Cottage is weatherboarded; the first floor of Old Timbers is hung with plain clay tiles to Colegate Drive, from which the characterful catslide roof is a prominent feature. There are a number of rear extensions and outbuildings of varying age to April Cottage, which is now a restaurant.	Essential

April Cottage and Old Timbers form one side of the entrance to Colegate Drive.

Grade II listed Old Manor House, as viewed from Colegate Drive with The Green in the distance.

Old Manor House, Olde Manor Cottages & Cara Cottages	Listed Grade II	Close studded, timber framed house – now cottages – with early building phases in the 15th, 16th, and 17th centuries. Hall and cross wings. Plaster infill with brick ground floor to front elevation. Plain clay tile roof with multiple chimney stacks. Left wing includes underbuilt jetty with hipped roof. Right wing also jettied, gabled to street. Irregular fenestration, many leaded casement windows. Central section has first floor gable and ground floor cross passage with 2-centred arch, which allows access to rear yard. Forms rows with 1 Colegate Drive and The Limes (both listed).	Essential

1 Colegate Drive	Listed Grade II	A cottage built in two phases: right section – linked to the Old Manor House – is 17th-century, left section is 19th century and forms a link to the former maltings. Timber framed. Left section is red Flemish-bond brick, right has Flemish bond brick to ground floor, first floor rendered with pricked pargetting. Irregular fenestration of timber framed casement windows. Plain clay tile roof.	Essential
2-3 Colegate Drive	Unlisted	Pair of cottages originally part of a range of buildings attached to Old Manor House along Colegate Drive, now the end of the range. Former maltings. Mid/late 19th century. Flemish bond brickwork. Timber framed casement windows, bow windows to ground floor. Clay tile roof. Number 3 has a catslide roof and first floor dormer to side. Number 2 has a dormer to front. Shares a rear courtyard with the attached listed buildings.	Positive
The Limes	Listed Grade II	Rendered, timber framed hall house with storeyed ends, dating from the 15th century. Alterations in the 16th and 17th centuries unified the roof and elevations. Jettied along front. Hipped roof of plain clay tiles. Hipped dormer and off centre ridge stack. Regular fenestration of 20th century windows, mostly casements with two canted bays. Doors are also of 20th century, one with Gothic detailing. Right hand, rear wing visible from footpath in ragstone with brick window surrounds.	Essential

Invicta Villas, one of the terrace rows located at this end of the Conservation Area.

Invicta Villas	Unlisted	A terrace of 6 late 19th century dwellings. Rendered and painted front façade, pebble dashing to side. Regular fenestration, one window per floor. Some houses still retain their two-over-two sash windows. Handed doors and chimneys. Some doors may be original. Enclosed porches to some dwellings. Raised "keystone" above most doors and windows. Central "Invicta" plaque. Low boundary wall with attractive cast iron railing retained throughout.	Positive
Bearsted & Thurnham Club	Unlisted	Built in 1906 as the Bearsted Working Men's Club and Institute. Red brick Flemish bond ground floor, rendered upper floors. Front gable finished with applied timbers and	Positive

		projecting clock with lead semi-cupola. Regular fenestration of sash windows, 12 light-upper lights, 3-light lower; arched heads to ground floor. Front porch has double front doors with arched head. Clay tile roof. Paved front yard has seating area and car parking.	
The Olde Forge	Unlisted	Significantly altered forge building which probably dates to the late 19th century (the forge moved here from a building on the site of the Bearsted and Thurnham Club between 1900 and 1906). Red brick in Flemish bond, stained weatherboarding to gable with louvred opening in apex. Concrete tile roof. Openings have been altered and consist of casement windows of different ages. Two red brick chimneys, one particularly prominent to south slope. 20th century, flat roof extension to south.	Positive (for historic reasons)
Forge Cottages	Listed Grade II	17th century timber framed house, converted to three cottages circa 1905. A mixture of surface treatments – some inappropriate – includes plain clay tiles, Flemish bond brickwork, ragstone rubble, pebble-dash and applied timbers. Some original exposed timbers. Irregular fenestration with 20th century casements and doors. One gable end, one hipped end, and two large gabled eaves dormers to front (these appear to be additions of circa 1905). Clay tile roof. Would benefit from sensitive restoration of surface materials.	Essential

Oak Cottages	Unlisted	Mid/ late 19th Century. Three storeys. Front elevation in yellow stock brick with red brick quoins and other details. Rendered second floor gable. Side elevation in red brick to ground floor, and decorative hanging tiles (plain alternating sections of plain and fish scale) to first floor. Arched brick lintels with modern plastic casement windows. Enclosed front entrance porch with red brick plinth, rendering, and applied timbers. Plain tile roof with decorative ridge cresting; finial to porch. Low, close boarded timber fence encloses paved front yard.	Positive
Crisfield House & Cottages	Listed Grade II	Dating from the first half of the 18th century with 19th and 20th century alterations. Originally a house, now an office of 2 storeys and attics. Front range is chequered red and grey brick on a galletted ragstone plinth. Decorative, staggered platt band and wood modillion eaves cornice. Characterful clay-tile roof is half-hipped to left, hipped to right with 2 hipped dormers. Recessed sash windows, those to ground floor with segmental heads. Central panelled door with glazed upper panels. Moulded door surround with prominent 20th century hood on brackets. Right return wing of cottages dates from 18th century and has irregular fenestration of unfortunate plastic storm casements. Early 19th century rear range projects to left of the main range and also has inappropriate plastic casement window replacements. Rear lean-to and other extensions of more recent construction.	Essential

Crisfield House and Cottages, located on the prominent junction of The Green and The Street.

1-3 The Green	Unlisted	Shop and attached dwellings probably dating from early 19th Century but much altered in early 20th Century and later. Two storeys plus attics with gables. Ground floor brick, upper stories rough cast with decorative applied timbers. Clay tile roof. No. 1 has attractive shopfront and first floor bay window. Other windows mostly casements with one sash window (to no. 2). Some plastic windows. Side elevation is partly tiled and is visible from The Green. Replaced earlier building which housed the village post office in the 1870s.	Positive

Betsworth	Unlisted	Early/mid 19th century black weatherboarded building which may originally have been a barn. Now a house. Red brick front section may have been added in the late 19th/early 20th century with further extension more recently. Double height canted bay windows are later additions (original arched window head still visible). Original wing to rear in dark stain weatherboarding has half hipped roof. Most recent front extension has cat-slide roof. Casement windows, some plastic. Clay tile roof.	Positive
Smarts Cottages & Amazon	Unlisted	Red brick terrace of 6 cottages and corner shop. Two storeys plus attics with brick eaves dormer windows. Dormers have decorative bargeboard detailing. Arched brick lintels to windows and doors. The unity of the group is negatively impacted by the installation of modern casement windows of varying quality and design. Central 4 cottages have 1 window per floor; the 2 end cottages are wider, with 2 windows to the first floor and wider doorcase. Some diaperwork brick patterning to side elevations. The southeastern cottage has a projecting shopfront and a side billboard. Set back slightly from the road by front gardens with iron rail fences to numbers 1-4. The rear of the terrace and brick boundary wall are visible from within the conservation area. The terrace is probably of early 19th Century date (buildings of similar form are shown on the 1842 Tithe Map) but with late 19th Century alterations including the dormers. Amazon probably added in the late 19th Century too.	Positive

The Oak On The Green PH	Unlisted	Large public house of 2 stories plus attic. Neo-Tudor Victorian external finish but plaque over door records that the building was "restored" in 1889. Drawn and documentary evidence indicates a much older building existed on site, of at least 16th Century date, some of which may remain. The manorial court was held here. Red brick and ragstone ground floor, partly painted. First floor and attic gables partly rendered with applied timbers, partly tiled. Casement windows. First floor is jettied with 2 ovolo windows. Prominent chimney stacks. Clay tile roof. An important building on this prominent corner.	Essential
Fish On The Green	Unlisted	Late 19th century, single storey structure in yellow stock brick in English bond. Slate roof. Heavy, undecorated stone lintels to windows and doors. Likely built as service buildings to the public house next door.	Positive
The Cricket Pavillion	Unlisted	Single storey, timber structure built 1957. Dark stained weatherboarding and shingles. Timber doors and shutters stained to match. Timber shingles to roof. Projecting crosswing to left with clock turret atop its front gable. Second gable contains a weathervane. Dormer also has gable end. Flat roof extension to rear is somewhat out of character with the rest of the building.	Neutral
The Oasts	(Partially) Listed Grade II	Mid/late 19th century oasthouses, erected before 1876, converted to dwellings in the late 20th century. Eight kilns in L-shaped plan. Brown brick with dentilled eaves detailing. Clay tiled roofs with weatherboarded cowls and wind vanes of Invicta. Stowage-style extensions in dark stained weatherboarding and brick. Irregular fenestration of	Essential (Listed Oasts) Positive (No. 5)

		casement windows. No. 5, a two storey brick and clay tile dwelling, was also a former agricultural building. Its casement windows are uPVC replacements. It is unlisted.	
1 – 6 Mote Villas	Unlisted	Three pairs of semi-detached cottages built circa 1875-1880. Yellow stock brick in Flemish bond. Originally timber framed sash windows, some retained. Gauged brick arches. Nos 3 and 4 now have ground floor bay windows. Gables mostly retain their bargeboards and finials. 20th century side extensions and other alterations have had a negative impact on the harmony of the group. No. 6 is the best example of original features and footprint. Front gardens with low iron railings to boundaries.	Positive

5-6 Mote Hall Villas, the best-preserved pair of this group of six semi-detached dwellings.

Heacham	Unlisted	Late 19th century red brick dwelling. Regular fenestration of timber frame sash windows (six over six) with painted wedged lintels and sills. A pair of gables has timber finials and plain bargeboards. Clay tile roof with rendered ridge stack. Enclosed front porch is a more recent addition in matching materials. Front door is a modern replacement.	Positive
Bearsted House (Listed as Eylesden Court Preparatory School)	Listed Grade II	Early 18th century house with 19th and 20th Century additions and alterations. Rendered front and painted brick sides. Plain tile roof is hipped with modillion eaves cornice and 3 gable end dormers. Regular fenestration of 9 six-over-six sash windows surround the main entrance; blanks spaced father apart to left-hand side of front elevation. 19th century pedimented porch with Doric columns surrounds panelled door. Multiple wings and other extensions built more recently, some for the former preparatory school. Grounds to front now used as a driveway. Boundary treated with low hedge and iron railings. Land to rear has been sold off and developed as housing for the elderly, some of which lies within the present boundary of the Conservation Area.	Essential
11-16 Eylesden Court	Unlisted	Modern development of retirement dwellings which includes some former service structures to Bearsted House. Early 21st century buildings are one storey plus attics. Built in red brick (stretcher bond) with clay tile roofs. Timber framed casement windows with dormers to attic. Central cupola in timber.	Neutral

Corner Cottage & Hazel Cottage (1 & 2 Church Lane)	Listed Grade II	16th century house divided into 2 cottages. Timber framed with a mix of facing materials includes red brick to ground floor, clay tiles to first floor. Plain tile hipped roof with gablets. Irregular fenestration of 19th and 20th century casements in iron and wood. A number of 20th century extensions to both cottages. Establishes visually the southwest edge of the Conservation Area.	Essential
Maybank	Listed Grade II	Timber framed house dating from late 16th century or early 17th century. Parallel rear range from 19th century. Painted brick infill with tile hung gable ends. Irregular fenestration of 20th century casement windows. Clay tile roof with central rear chimney stack. One side extension to right, perhaps contemporary with rear range. An attached garage to the left in sympathetic materials. Set back in its garden with ragstone boundary wall to street edge. A fairly large scale 20th century apartment annex with garage – with modern design and traditional materials – is also set within the grounds.	Essential (House) Neutral (Annex)
Bell House	Listed Grade II	16th century timber framed house with 18th century left elevation and 20th century rear extensions. Plaster infill, some close studding and tension braces. Plain, clay tile hipped roof with cupola and bell on the right ridge. Multiple chimney stacks. Jettied first floor. Projecting gable to front left has bargeboard detailing. Irregular fenestration of mostly 20th century leaded casements and bay windows. With adjacent oasthouse and barn, forms a historical farmstead group. Owned by the National Trust.	Essential

Bell House Barn, converted to a dwelling while maintaining much of its agricultural character.

Bell Oast	Unlisted	Late 19th century oasthouse formerly part of the Bell House farmstead. Single circular drying kiln with rectangular stowage. Kiln is brick with clay tile roof and timber cowl. Former stowage area is dark stained weatherboarding with ragstone plinth, brick and ragstone to more modern extension. Pentice roof over lean-to side extension. Dark stained casement windows. Inappropriate strap pointing to brick and stonework detracts from the building's traditional character.	Essential
Bell House Barn	Unlisted	Timber framed barn dating from 18th Century. Dark stain weatherboarding, clay tile roof. Ragstone plinth. Barn was converted and extended as a	Essential

		dwelling in the 1990s. Central double height vertical windows to former threshing door, simple vertical casements elsewhere, all with dark staining to match weatherboarding. Lack of formal boundary treatment enhances a fairly sensitive example of an agricultural conversion.	
Lamberhurst	Unlisted	Dwelling built in later 20th century with traditional Kentish features, including hanging clay tiles (some fishscale patterning), white painted weatherboarding, and clay tile roof. Roof is hipped with gablet ends, catslide to prominent garage end. Casement windows with leaded lights. Prominent driveway to front elevation. Front elevation is partly obscured by hedging.	Neutral
Chichele	Unlisted	Mid to late 20th century house in stretcher bond brick. Gable ends and projecting front gable with bargeboard to eaves. Irregular fenestration of casement windows, two ground floor bows and two first floor oriels. Gauged brick arch lintels to windows in newer extension. Hardstanding to front is an unfortunate dominant feature. Low front boundary wall in ragstone and brick.	Neutral
Bearsted Cottage	Listed Grade II	Mostly 18th Century house with painted mathematical tiles, and brick and tile hung extensions. Half hipped, clay tile roof and 2 hipped dormers. A mix of timber framed window types includes six-over-six sash windows, canted bay windows, and casements. Central panelled door in a porch of modern construction. Prominent central chimney stack with additional side chimney. Lean-tos to both side elevations add to the attractive, vernacular character of the house.	Essential

The mathematical tiles on Snowfield Cottage have all the appearance of brick. The regularity of window and door placement is characteristic of 18th century facades.

Snowfield Cottage	Listed Grade II	Timber framed house with origins in the late 16th or early 17th century with a mid 18th century façade of mathematical tiles. Clay tile roof with 2 end stacks. Regular fenestration of 5 sashes in open boxes (six over six). Ground floor windows have segmental heads. Door has 2 arched panels and a glazed top panel. Wooden doorcase with triangular pediment and Doric pilasters. Set back from the street in attractive grounds bound by a continuous brick wall. Home of the famous cricketer Alfred Mynn in the 19th Century.	Essential

Cliftonville & Rosherville	Unlisted	Edwardian era, semidetached dwellings in stretcher bond red brick. Symmetrically placed double height bays with timber-framed sashes. Carved stone lintels and sills. Tudor-style applied timberwork in front gables. Paired central chimney stack with clay pots. Clay tile roof. Side entrances. Ragstone front boundary wall surmounted by attractive wrought ironwork and matching iron gates with brick piers.	Positive
The Retreat & Parsons Cottage	Unlisted	A pair of symmetrical cottages probably of early 19th Century date. Rendered and painted with slate roof. Regular fenestration – including dormers – with offset doors. Sash windows, mostly plastic modern replacements. Paired central chimney stack with additional end stack to The Retreat. Set back from the road with ragstone wall and low hedge to front boundary.	Positive
The Haven & Fair View	Unlisted	Late 19th century pair of dwellings in yellow stock brick with red brick string courses. Mostly stretcher bond with some header bond to side gable end. Some hanging tile detail to side elevations. Sash windows and ground floor canted bays are unfortunate modern replacements in Fair View, which detract from the symmetry of the pair. Entrance through side lean-tos. Paired chimney stack. Bracketed eaves to front. Rear extensions appear to have been integral to the original design. Ragstone wall with brick piers and coping to front boundary, some ironwork remaining.	Positive
The White Horse PH	Listed Grade II	A much extended timber framed building with phases from the 16th century. Original core is plastered with plain tile roof. Northeast elevation is jettied with irregular fenestration. 20th	Essential

		century, single storey, flat roof extension with iron balcony. First phase of the southwest wing has large, gable end dormers with casement windows. A large brick extension to this wing dates from the 1890s and has large, gable ended cross wings with applied timber detailing (a smaller projecting gable shares this detail). Other features of this wing are large mullioned and transomed windows. A 19th century timber framed well cover commemorating the Diamond Jubilee of Queen Victoria (1897) is located at the street edge.	

Olivers Row at the eastern entrance to Bearsted Conservation Area establishes a more urbanised character to the area located along The Street.

The Street

General Character

This part of the Conservation Area has a more urbanised pattern of development than is found elsewhere, with structures built to the street edge to a high density with a number of examples of small terraced houses. It still retains its village character with almost exclusively 2-storey buildings mostly of traditional 16th- to 19th-century design. Some historical shopfronts and former storage buildings illustrate the area's commercial past.

Buildings/Sites

Address	Listed/ Unlisted	Description/Comments	Value to Character
Egypt House	Unlisted	Dwelling, possibly circa 1830/ 1840. Two storeys, painted render façade over yellow stock bricks. Regular fenestration with blank window over door. Windows are unfortunate modern replacements. Door has a blank arch above which may have been a semicircular fanlight. Roof (hipped to left) with clay tiles. Off-centre chimney to rear roof slope. Low modern red brick wall to front boundary.	Positive
Egypt Place	Unlisted	Late 19th century terrace of 4 dwellings. Date stone reads "EGYPT PLACE. 1882." Flemish bond red brick. Regular fenestration, one window per floor. Doors and windows have wedged stone lintels. Doors have rectangular fanlights. Remarkable retention of all early windows and doors contributes positively to the character of the group. Clay tile roof, yellow stock brick chimneys retain their clay pots. Built to the street edge.	Positive
1 & 2 Holly Villas	Unlisted	Semidetached dwellings built in two phases in the late 19th century (no. 1) and early 20th century (no. 2). Brick construction with rendered front façade. Symmetrical detailing including window and door placement, although no. 1 is slightly larger. Vermiculated	Positive

		keystone detailing to ground floor windows and doors. Original windows most likely timber framed sashes but modern replacements are out of keeping with the symmetry and age of the pair. Doors set back in alcoves. Roof clad in cement tiles, hipped to front. Central ridge stacks to each. Built to street edge.	
Holly House	Listed Grade II	Left hand section (not included in list description) probably of 18th Century date. Regular fenestration to front elevation, currently inappropriate plastic casements (not approved). 2 storeys. Ground floor is painted render, first floor tile hung. Half hipped roof in plain clay tiles. Central ridge stack. Built to street edge. Right hand section is lower, probably 16th Century timber framed, refronted in brick in the 18th Century. Plain clay tile roof. Modern shopfront and first floor casement.	Essential

The retained shopfront to Baxter's Cottage illustrates the historical commercial context of The Street.

Baxter's Cottage Eden Cottage Oak Apple Cottage (formerly Kozecot)	Listed Grade II	16th to 18th century row of cottages. A mixture of timber framing and brick construction on stone plinth. Oak Apple Cottage is painted render. Some cottages retain a plat band Irregular fenestration of a mixture of timber framed casement window styles. A mix of ridge and eaves heights, half hipped to Eden and Oak Apple Cottages. Clay tile roof with two hipped dormer windows. Two ridge stacks to the row. Built to street edge.	Essential
1 & 2 Sunnyside Cottages & Sunnyside East	Unlisted	18th or early 19th century row of 3 cottages. Red brick construction in Flemish bond. Sunnyside East is painted below the window sill; Sunnyside Cottages have painted ground floor and tile hung first floor. Regular fenestration to Sunnyside Cottages of 2 3-light casements per floor with centrally placed door. One narrower casement window to each floor at Sunnyside East. Modern window replacements are timber framed but in a mixture of styles, detracting from the unity of the group. Clay tile roof half hipped to Sunnyside Cottages. Two ridge stacks.	Positive
South View	Unlisted	A row of 4 cottages built early 20th century (date stone reads "SOUTH VIEW 1906"). Red brick in Flemish bond. Regular fenestration, originally of two-over-two timber framed sash windows, which no. 2 retains. Modern replacements are plastic casement windows, detracting from the symmetry of the terrace. Carved stone lintels to windows and doors. Doors set back in alcoves with rectangular fanlights. Slate roof with 2 brick ridge stacks (one lost to no. 4). Set back from the street edge with a mix of boundary treatments.	Positive

The Beeches	Unlisted	Bungalow built in the 1980s behind garage to 6 Olivers Row. Brick construction with clay tile, hipped roof. L-shaped plan. Just visible from the roadway.	Neutral
Olivers Row	Unlisted	Terrace of 6 cottages with date stone reading "W.O 1868." Red brick in Flemish bond. Dormer windows with plain bargeboards to gable ends. No. 3 appears to retain early windows and doors, possibly illustrating original sash windows to ground and first floor, casement to dormer. Modern window replacements detract from the character of the group. Nos. 1 & 6 have side entrances. No. 1 has large replacement mullioned and transomed window to ground floor. No. 6 has irregular fenestration to side. Clay tile roof, half hipped gable ends. Prominent paired chimney stacks with clay pots. Built to street edge.	Positive

Original features of this former industrial building, such as openings, can still be read on the façade of the Old Corn Store despite the unfortunate installation of plastic windows.

Little Maltings & Oast View	Unlisted	Pair of cottages probably dating from the 1920s, set back from the street edge with car parking to front. Four gables to first floor windows have bargeboard and applied timber detailing. Ground floor windows have carved stone lintels. Cogged string course. Red brick to ground floor, rough cast first floor currently painted at Oast View. Other breaks with the symmetry of the pair include different front porch design and mismatched modern window replacements (plastic). Clay tile roof with central, paired ridge stack. Low boundary walls to street edge.	Neutral
Glengarriff	Unlisted	Detached dwelling built in the 1980s. Red brick to ground floor, hanging clay tiles to first floor. Half hipped gable faces the roadway. Three light, vertically hung casements. Hardstanding dominates the front elevation. Low brick wall to boundary. Breaks with the historical pattern of development by being set back from the street edge.	Neutral
Caldicotts	Unlisted	Dwelling in yellow stock brick built roughly contemporary with Old Corn Store to which it is attached. Flemish bond. Top hung plastic casement windows have undressed stone lintels and sills. Ground floor canted bay with lead sheeting. Slate roof with 2 chimney stacks. Entrance to side under lean-to carport. Abuts street edge.	Positive
Old Corn Store	Unlisted	Former grain storage facility dating from the late 19th/early 20th century, converted to apartments in early 21st century when modern addition to right was made. Yellow stock brick in Flemish bond to original part of building, stretcher bond to recent development. Older section has arched brick lintels; central first floor window has been made	Positive

		smaller with stone lintel added. Windows are plastic casements. New construction has ground-floor entrance and garage set back from the street. Slate roof. Gable end painted: "HAY STRAW CORN FLOUR CHAFF & COAL MERCHANT WHOLESALE & RETAIL STORES". Built at street edge.	
The Old Bakery	Listed Grade II	House and cottage adjoined dating from the 15th, 16th and 17th centuries. Left hand cottage was a bakery; some evidence indicates it may have been a butcher's shop. Timber framed with plaster infill. Clay tile roof. Contains 15th century hall and cross wing. Low bracketed jetty and hipped roof with gablet end. Irregular fenestration includes casements, sliding sash and 19th century shop window. Attached to Old Corn Store and Lyndhurst. Built along street edge.	Essential
Lyndhurst	Unlisted	Late 19th century dwelling, part of the row which includes The Old bakery and Old Corn Store. Flemish bond brick. Arched brick lintels over windows and door. Sash windows are plastic modern replacements. Concrete roof tiles. End chimney stack. Built along street edge.	Neutral

VI Character Area: Bearsted Holy Cross

General Character

Holy Cross Church and the historical estate of Mote Hall establish the essential character of the Conservation Area and until the late 19th century these two buildings, together with the Mote Hall farm buildings and the Vicarage stood isolated in the fields. Following the marketing of building plots on the Mote Hall estate in the 1880s, development slowly began to link the church and the village around the Green. Fortunately the density of development originally envisaged in the plot layout did not materialise and many plots were amalgamated when purchased to facilitate the erection of large houses in substantial grounds such as The Mount and Danefield. Although their large grounds were subject to infill development in the late 20th century (before the designation of the Conservation Area) a feeling of spaciousness still pervades aided by the substantial and mature planting which remains and the resulting seclusion of the buildings. Immediately around the church, smaller properties were

developed between the 1880s and the late 20th century at a higher density. The result is that the Conservation Area falls distinctly into two areas of differing character.

The most westerly section of the Conservation Area, comprising the section of Church Lane which runs north-west to south-east, has a spacious character formed by substantial late Victorian/Edwardian houses which can be broadly described as having elements of the Queen Anne and vernacular revival styles. The mature and substantial planting associated with these houses is a major contributor to the character of the Conservation Area and results in only glimpses of the houses being visible from the road. It also reduces the impact of the modern development in the grounds of Danefield.

Danedale and North Down, a pair of dwellings located in the northwestern part of Bearsted Holy Cross Conservation Area.

Beyond the junction with Trapfield Lane, Church Lane makes a sharp turn to the right. This section of the Conservation Area is dominated by the church, which has been hidden from view until now. On rounding the bend it springs into sight, closing the view and dominating the close-knit group of buildings around it from its slightly elevated position. On the apex of the bend the roofs of the white-painted, rambling 19th Century Vicarage are visible over its tall boundary hedge. Beyond the church the view is largely closed by the wall of the brick barn associated with Mote Hall and the relatively tight space has something of the character of a small, informal square.

The southern part of the Conservation Area as viewed from the bend in Church Lane.

Vehicles can only progress from here to the car park which lies along the narrow access which passes to the right of the barn. Historically, however, this point is a meeting of routes which are still evident in footpath form – paths go east towards Roseacre, south-west towards the Ashford Road, south towards Otham and east towards Hollingbourne. Mote Hall, the former manor house, lies secluded in the angle of two of these paths, largely hidden behind its outbuildings which front onto them. Other buildings around the church are mainly modest late 19th and early 20th century houses with a couple of late 20th century dwellings interspersed. The fine collection of tombs and tombstones, many dating from the 18th and early 19th centuries, found within the churchyard, particularly in its south-western corner, are important features of the setting of the church and of the character of the Conservation Area.

There are a number of visually important trees in this section of the Conservation Area, notably in the churchyard, in the gardens of Mote House and in the garden of Mote Bungalow. To the south-east of the church lies open ground, recently acquired and now attractively maintained by the Bearsted Woodland Trust, which is important to the setting of the church.

Although later 20th century residential development has encroached from some directions, this area retains its rural character. The hill-top setting provides for important views over the North Downs.

Within the Conservation Area, despite the antiquity of the church with its Saxon origins and the historic manorial site of Mote House, the predominant character today is formed by 19th and early 20th century buildings. The church introduces the only tall element into the villagescape, other buildings being of only two storeys maximum in height. There is a fairly limited palette of building materials, with red brick for walls being the most common, but with ragstone, render and tile hanging also being important; there are some examples of tile hanging and exposed timbering and isolated instances of yellow stock brick and painted brick; where facades are painted they are white or buff in colour. Roofs are predominantly plain clay tiled, with a few unfortunate intrusions of concrete tile. Roof pitches are consequently predominantly steep and roofs are therefore important visual elements of the Conservation Area. Dormer windows, however, are rare.

The individual merit of a number of buildings in the Conservation Area has been recognised by Central Government and a total of six buildings or other structures are protected from unauthorised alteration or demolition by being statutorily listed as buildings of special architectural or historic interest. Primary amongst these is the Church of Holy Cross, which is listed Grade I. The war memorial and three table tombs in the churchyard (one of which could not be located at the time of survey) are also listed, as is Mote Hall. Most other buildings in the Conservation Area make some positive contribution to its character and none significantly detract from it.

The Grade II listed War Memorial with the backdrop 19th- and 20th-century residential development viewed from Holy Cross churchyard.

Minor changes to buildings which, in the case of single dwelling houses, can be carried out under permitted development rights under the planning acts, can often by their cumulative effect erode the character of conservation areas. Such alterations can include, for example, the replacement of windows and doors in uPVC or a change of roofing material. The Bearsted (Holy Cross) Conservation Area is currently fortunate in that there are only limited examples of the former type of alteration, mostly affecting modern properties which are not so sensitive to change. There are a few instances of roofs being replaced in concrete tiles which have had a deleterious effect on the character of the Conservation Area. The high proportion of unlisted buildings within the Conservation Area does however mean that it is vulnerable to changes which are currently outside planning control.

Small details of other sorts can also have an impact on the character of the Conservation Area, either for good or for bad. Street furniture, for example, where it is historic or of good design, can make a positive contribution and add to local distinctiveness. One good example of this is the Edward VII post box inserted into the roadside boundary wall of The Mount (which incidentally proves the wall to be contemporary with the erection of the house). Other small features which add to the interest and attractiveness of the Conservation Area include the gravestones in the churchyard and the ragstone boundary wall to the south-western corner of the churchyard which when built circa 1880 had other tombstones incorporated into its structure.

There is very little in the way of small details detracting from the character of the Conservation Area, although telephone poles and wires around the area outside the church do have an unfortunate impact. Opposite the junction with Trapfield Lane the concrete bollards closing off the easternmost vehicular access to Danefield are also unsightly.

There are a variety of boundary treatments within the Conservation Area, although ragstone walling and hedging are the most dominant. Other appropriate types include picket fencing, and in the open area behind the church, cast-iron parkland-type railings. There are few instances of inappropriate means of enclosure, although the close-boarded fencing around The Coach House does have a minor adverse impact.

Apart from the church, the Conservation Area has an entirely residential character and has the feeling of a quiet enclave. The introduction of any commercial use would therefore be likely to impact adversely on the character of the Conservation Area. The secluded nature of the area is emphasised at night, the low-intensity lantern-type street lights meaning that it is essentially dark with isolated pools of light. The dark landscape of the rural backdrop to the north of Bearsted village is an important night-time feature.

Approaches and Views

There are five approaches to the Conservation Area, the main one of which is along Church Lane from Bearsted Green; others are via Trapfield Lane and the various footpaths which converge at the church.

The Mount provides the entrance to Bearsted Holy Cross Conservation Area from Church Lane.

Approaching from The Green the Conservation Area only comes into view when the first bend in Church Lane is rounded. The dominant feature is the ragstone boundary wall of The Mount overhung by trees within its grounds, balanced by the substantial hedge on the other side of the road. The gentle curve of the lane means that the view is closed by trees in the front garden of Danefield; vegetation dominates, and buildings are only glimpsed through trees.

Looking out along Church Lane, the curve of the street is defined by the line of the ragstone wall which formerly marked the boundary of The Mount before part of its grounds were developed. This wall, together with the trees behind it, closes the view and is important to the character of the Conservation Area.

The view in along Trapfield Lane is dominated by The Coach House which flanks it on the left, rising straight off the boundary wall and forming a strong feature at the entrance to the Conservation Area. It is unfortunate that the view straight ahead features the unattractive concrete bollards closing off one of the accesses to Danefield.

Looking out along Trapfield Lane the topography of the area becomes apparent, land falling away significantly towards the north with attractive views of the North Downs escarpment being prominent beyond the roofs of the village.

This view from Church Lane provides a visual link between this Conservation Area, Bearsted Conservation Area, and the North Downs.

Coming from Roseacre and Yeoman Lane, the approach is via a narrow footpath initially enclosed between garden boundaries until the car park is reached on the right. It is not until the last minute that the tower of Holy Cross Church comes into view, closing the view through the narrow access between the Mote Hall outbuildings and the hedged boundary of Mote Croft – one of the best views in the Conservation Area. This view also forms the final episode in the approach along Church Lane.

From the footpaths leaving the Conservation Area to the east and south east the dominant impression is of the rural setting, the openness contrasting effectively with the constrained nature of the area immediately outside the church on its western and southern sides. Particularly important in these views are the wooded Lilk Valley and the escarpment of the North Downs visible across the adjacent playing field. In the opposite direction, both paths converge on the striking feature of the church tower which forms an important landmark.

Views are also an important feature of the churchyard, particularly at its western end where it is raised significantly above road level. From here there are extensive views to the north towards the North Downs, with the clustered kiln roofs of The Oasts being also prominent in the middle distance and forming an iconic feature.

Detailed Analysis and Description

A detailed description of the main buildings and sites within the Conservation Area follows. These descriptions are based on examination from the street and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Buildings and structures have been assessed according to their value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high architectural or historic interest or townscape function, must be retained.
- Positive - buildings/sites which contribute positively to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character where redevelopment would be advantageous.

Buildings/Sites

Address	Listed/ Unlisted	Description/Comments	Value to Character
The Mount	Unlisted	Victorian dwelling probably built circa 1890. This part of the Mote Hall estate was first sold off as building plots in 1882 and this was the first large house to be built. Set within landscaped grounds which have been somewhat compromised by 20th century residential infill. A complex of multiple wings and ranges. Red brick in Flemish bond, tile roof, and multiple chimney stacks. Front elevation has 2 symmetrical gable ended wings with ground floor bay windows. Other windows are a mixture, mainly sashes of various sizes, some with glazing bars. Ragstone boundary wall contains red post box dated to	Positive

		Edward VII. Cast iron gate with brick piers. A group of outbuildings to the rear of the property, some of which may be contemporary with the main house.	
1-16 Danefield Court	Unlisted	Two storey, multiple occupancy dwellings built in the 1980s to serve the nursing home at Danefield. Ground floor facades in stretcher bond brick, first floor tile hung. Vertically hung casement windows. Concrete tile roofs. No chimney stacks. Located around the drive to Danefield and visible from the footpath and carpark at the allotments to the south of the Conservation Area.	Neutral
Danefield	Unlisted	Large Edwardian dwelling erected circa 1907 for Henry Tasker, who formerly lived at Snowfield. Asymmetrical plan with features in ragstone, red brick, and hanging clay tile; rendering with applied timber to front gable. Attractive timber framed sash windows have multi-paned top lights. Simple stone surrounds to ground floor window surrounds which are otherwise unadorned. Brick dentil string course. Multiple chimney stacks. Much added to throughout the 20th century. Now used as a care home.	Positive
Caterways	Unlisted	Dwelling built ca. 1960 clad in stretcher-bond brick with hanging tiles to part of the first floor. Windows are plastic casements, some picture windows. Those with lintels are soldier courses. Plain tiled roof. The flat roof garage is located on a prominent corner. Caterways forms the foreground to views of Holy Cross Church at the bend of Church Lane. Open picket fence to boundary.	Neutral

Church Cottage & Vicarage Gate	Unlisted	Pair of cottages in red brick (Flemish bond) probably dating from circa 1885-90 – they are sited on the part of the Mote Hall estate sold off for building in1882 and with The Mount are the earliest developments. Main windows to the front elevation are timber sashes (six over six), to the side are casements. More recent front entrance porches symmetrically placed but of different design. Side elevations clad in machine made clay or concrete tiles to the first floor. The concrete tiles to the roof compromise the character of the pair. Low brick wall as boundary to street edge.	Positive
The Belde	Unlisted	2 storey dwelling built in the 1970s with cottage style elements such as a hipped roof and multi-paned casement windows. Large, shallow bay window to ground floor. Red stretcher bond brick. Entrance to side. Boundary treated with low clipped hedge.	Neutral
Danefield Cottage	Unlisted	Early 20th century dwelling (before 1908) in red and blue brick (Flemish bond). Regular fenestration of timber framed sash windows with shallow brick arch lintels with stone sills. String course with dentil detailing. Single storey extension with catslide roof to right elevation. First floor, boarded door visible to left elevation. Catslide roof also to rear of dwelling. Clay tile roof with two ridge stacks containing clay pots. Low, clipped hedge as boundary treatment.	Positive

This view of Danefield Cottage indicates that few modifications have been made to the façade of this characterful Edwardian house. It also illustrates the importance of retaining historic features like gravestones in the Conservation Area.

Mote Croft	Unlisted	Late 19th/early 20th-century dwelling (dated tile as 1896). Alterations in the 20th century have resulted in its appearance as a bungalow. Main entrance off of footpath. Windows are modern plastic replacements. Some picture windows with top hung casements. Rendered walls. Clay tile roof. Hipped dormer clad in plain hanging tiles. Clipped hedges and lattice-style timber fence and 5-bar gate as boundary treatment.	Neutral
Mote Hall	Listed Grade II	An 1844 drawing shows a large timber framed house apparently of the hall and crosswing type on this site, none of which appears to survive. Present house must therefore be a mid	Essential

		19th century rebuild, of 2 storeys in 3 main blocks creating complex roofline. Clay tiled roofs, most hipped. Mostly rendered façade. Multiple rendered chimney stacks. Some 20th century extensions. High boundary wall in red brick along church-side footpath.	
Mote Cottage, Church Barn & Other Outbuildings	Unlisted	A cluster of low service buildings dating from the late 19th century which are grouped around the entrance to Mote Hall. Predominant materials are ragstone and red brick with clay tile roofs. All have lost their original agricultural use. An early milestone is still located at the corner where the buildings meet Church Street.	Positive

Former service buildings to Mote Hall with Grade I listed Holy Cross Church in the background.

Holy Cross Church	Listed Grade I	A fine example of a Kentish ragstone parish church, possibly dating back to Saxon times with 13th, 14th, 15th, and 19th century phases. Significant features include the west tower, nave, south porch, south vestry, chancel, arcade, north aisle, and Saxon consecration cross. The prominent tower is believed to date from the mid 15th century and has diagonal buttresses, a south east stair turret, crenellated parapet and carved beasts on three corners of the parapet. Plain tile roof. An extension to the vestry was added in 1986. The churchyard with a number of listed structures lies to the east of the site. The fine collection of table tombs and headstones, including many of 18th Century date, is a major contributor to the character of the Conservation Area and the setting of the church.	Essential
War Memorial	Listed Grade II	Stone memorial to fallen soldiers from World Wars I & II, originally erected in 1920. Octagonal shaft supports decorative Celtic cross. Dedications with names inscribed on risers to 3 octagonal steps.	Essential
Table Tomb of Duckelbery Family	Listed Grade II	Mid 18th century, stone chest on 2 stone steps resting on brick base in Holy Cross churchyard. Inscription mostly illegible. Date on north side is 174?, on east side 1751?	Essential
Table Tomb 2 Yds South East of Porch of Holy Cross Church	Listed Grade II	According to the list description, this is an early 18th century stone table tomb on moulded plinth with an illegible inscription. At the time of this report, the table tomb could not be located.	Essential

Table Tomb of Packman Family	Listed Grade II	Mid 18th century table tomb in stone on single stone step with brick base. Inscriptions mostly illegible. West end date is 1764, south & north ends are 1762.	Essential
The Old Vicarage	Unlisted	19th century (probably circa 1830) Vicarage significantly extended in the 1870s. Multiple wings of irregular plan, the oldest to the east of the building. Painted brick in Flemish garden wall bond with clay tile detailing to gables. Deeply recessed timber framed sash windows have arched gauged brick lintels. North facing windows are 6-over-6 or 4-over-4, those on other visible elevations 1-over-1. First floor windows have simple mock arches in Gothic style. Multiple chimney stacks to clay tile roof. Front entrance porch and ground floor bay window have corbelled eaves detailing. High clipped yew hedge to boundary. Gravel drive to front door somewhat mars the character of the building.	Essential
The Coach House	Unlisted	Originally stables to the Vicarage. Small mid to late Victorian core with substantial recent additions which have significantly altered the character of the building. Yellow stock brick in a variety of bonds, some Flemish garden wall bond. Machine made clay tiles to roof. Plastic casement windows and door. Sits prominently on the corner of Church and Trapfield Lanes. High, close boarded fence to boundary.	Neutral
Danedale & North Down	Unlisted	Pair of Edwardian houses, circa 1905, built on the site of a smaller pair of unknown date. Symmetrical plans with prominent front gables and side wings. Domestic Revival style.	Positive

		Roughcast facades with applied timber in Swiss cottage aesthetic. Tall red brick ridge stacks and clay tile roof. North Down retains its finials. Timber-framed casement windows and double height bays. Boundary of informal high hedging.	

The Old Vicarage. The later Victorian additions are located to the left of this view.

V Conclusions

The Conservation Areas together represent a good example of a traditional Kentish village which has retained a high proportion of its historic development with many listed buildings. A large number of unlisted buildings also make important positive contributions to the character of the Conservation Areas and in some cases are essential to it. Within the Conservation Areas modern developments and redevelopments have not resulted in any serious loss of character, most being discretely sited or of self-effacing design and largely built of appropriate materials. In fact, the major agent of character loss has not been redevelopment but the cumulative impact of individually relatively minor alterations such as replacement windows and doors and changes of roofing materials. In the case of unlisted single dwelling houses

these alterations have been "permitted development" and thus outside planning control. As single dwelling houses comprise a substantial majority of properties within the village, such damage has been significant; however, most of the damaging alterations would be easily reversible.

The cumulative impact of some development has a negative impact on the character of both Bearsted Conservation Areas. Fortunately examples such as these are reversible.
Above right: The insertion of **plastic windows and doors** is visually unattractive on a traditional building; it is also unsustainable and can become expensive over time. The entire unit must be replaced when an element breaks. This creates environmental problems as the plastic is toxic and cannot be recycled.
Bottom right: Details like **mortar mix and pointing** to stone and brick are important in the historic environment. The "bird's beak" pointing with hard cement render shown here is not traditional and can shorten the life of the wall by forcing water to pass through the stone rather than the easily replaceable mortar.

Bearsted has a well cared for appearance, and problems of dereliction, dilapidation and disuse are not apparent. The detailed analysis carried out in Sections III and IV of this Appraisal provides a basis for considering future proposals for redevelopment and scope for this appears to be very limited. Those buildings or sites which are assessed as "essential" or "positive" will not normally be considered appropriate for demolition or redevelopment. Proposals for the redevelopment of "neutral" sites will be required to constitute an enhancement of the existing situation. No sites were assessed as having a negative impact, so there are not considered to be any where redevelopment will be actively encouraged. There would also appear to be little if any scope for new development on undeveloped land or as infill which would not upset the essential spatial characteristics of the Conservation Areas.

Current character is strengthened by the consistent small scale of buildings and the dominant use of a limited palette of appropriate and largely local materials. It will be important for any proposals for new development to respect this. Generally, therefore, proposals for development of more than two storeys will be considered inappropriate; bungalows, too, will be out of character. A high standard of architectural design will be required.

Open space and trees are important aspects of both Conservation Areas. With regard to the former, the importance of The Green itself cannot be over-emphasised; neither can the open setting of Holy Cross Church to the east and south-east. The views of the North Downs from The Green, Holy Cross Church and the open land to its east are also essential components, rooting the historic village into the landscape context which was influential in its siting and subsequent development. These are particularly important given the encroachment of suburban development from other directions. Some trees are already covered by tree preservation orders, but other trees in many locations are also positive features of the Conservation Areas.

The production of this Appraisal has suggested a number of areas for investigation regarding the enhancement of the Conservation Areas. These include :-

i) A programme of re-instatement of original features, especially windows and doors. This may involve the use of an Article 4 Direction to give greater control.
ii) The undergrounding of telephone wires.
iii) Improvements and rationalisation of highway signage, including yellow lines.
iv) Improvements to street furniture.

Studies carried out in connection with the Appraisal have suggested that minor adjustments to the boundaries of the Conservation Areas will be appropriate to relate more logically to property boundaries etc. A case could also be made for a small extension to incorporate the railway station and adjacent 19th century development along Ware Street because of the historic interest to the development of Bearsted and also because of the quality of the buildings involved. A further case might be made for the creation of a small, separate conservation area to cover the group of historic buildings around Stocks House further along Ware Street. The existence of the archaeological site of Mote Hall to the east of the Holy Cross Conservation Area, given its importance to the historic development of Bearsted, may also justify consideration being given to the extension of the Conservation Area in this direction.

BEARSTED and BEARSTED (HOLY CROSS) CONSERVATION AREA MANAGEMENT PLAN

I Introduction

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to formulate and publish policies and proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.

Recent guidance from English Heritage (Guidance on the Management of Conservation Areas) published in February 2006 suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.

It is important to note that a conservation area management plan cannot, of itself, introduce entirely new planning policies. Instead it will need to refer back to the original legislation; to government guidance (mainly Planning Policy Guidance Note 15 for listed buildings and, to a lesser extent, Planning Policy Guidance Note 16 relating to archaeology); to approved structure plan and local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.

This Management Plan for Bearsted Conservation Area sets out the means proposed for addressing the issues identified in Section IV of the above Conservation Area Appraisal, and outlines the proposals for boundary changes as also suggested by the Appraisal.

II Policy Background

Planning Policy Guidance Note 15

National policy and advice regarding conservation area matters is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Paragraph 4.2 of PPG15 points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas and that conservation policy should address the quality of the townscape in its broadest sense as well as the protection of individual buildings. It suggests that a wide range of factors can contribute to the special character of conservation areas – for example, the historic layout of property boundaries and roads/streets/paths; the mix of uses; characteristic materials; appropriate scaling and detailing of new buildings; the quality of advertisements, shopfronts and street furniture; the nature of hard and soft surfaces; vistas along streets and between buildings; and the impact of traffic.

Paragraph 4.3 of PPG15 goes on to identify the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.

Paragraph 4.5 of PPG 15 suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and paragraph 4.9 reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a "public meeting" in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

The South East Plan

The approved Strategic Plan is the South East Plan, published in May 2009. Policies within it which are relevant to all conservation areas in the region are:-

- Policy BE1 – This policy applies generally, not just within conservation areas. It requires all local authorities to promote and support design solutions for new developments which are relevant to their context and respect local character and distinctiveness; it also encourages the sensitive re-use of redundant or under-used historic buildings.
- Policy BE6 – This policy requires local authorities to adopt policies which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness.

The Maidstone Local Development Framework

Maidstone Borough Council has begun the preparation of its Local Development Framework which will form the successor to the Maidstone Borough Wide Local Plan 2000. A supplementary planning document to cover conservation areas has not yet been produced, and whilst this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document and does not form part of the Local Development Framework. Only some of the policies in the Maidstone Borough Wide Local Plan 2000 continue to form part of the Development Plan since 28th September 2007 – these are known as "Saved Policies". No policies specific to conservation areas are included within these .

III Proposed Boundary Changes

The above Conservation Area Appraisal suggests that one significant extension to the designated area be considered, to include the railway station and a number of other buildings along Ware Street to the west ending at areas of more modern development.

The suggested extension would end with Sandy Mount Farmhouse on the southern side of Ware Street and 30-36 (Even) Ware Street to the north. The reasons for this proposed extension are:-

- The historical importance of the railway station to the development of the village as well as the notable survival of many special architectural features;
- The surviving railway heritage landscape, which includes the existing goods shed and coal yard;
- The age and character of the other surviving buildings, all of which were built in the Victorian period or earlier. They include a number of attractive dwellings and the village's Methodist church.

Originally part of the medieval Le Ware estate of Thurnham, the area contributed to Bearsted village's earlier industries of farming and sand quarrying. The site of an important sand quarry was later developed as the site of the Bearsted and Thurnham railway station and Methodist Chapel.

A detailed description of all buildings and sites within this suggested extension follows. These descriptions are based on examination from the street and aerial photographs and by historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

Bearsted railway station includes the well-maintained central building, a passenger shelter on the opposite side of the tracks, and buildings associated with the former coal yard.

In addition to a physical description, buildings and structures have been assessed according to their potential value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high historic architectural interest or townscape function must be retained.
- Positive - buildings/sites which would make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Address	Listed/ Unlisted	Description/Comments	Value to Character
Bearsted and Thurnham Railway Station	Unlisted	1882 Station building and passenger shelter in Flemish bond yellow brick with red brick dressings. The main building is a composition of blocks, mostly single storey with one two-storey section. Front gable ends to either side of entrance. Red brick details include string courses and pointed Gothic window lintels. Timber framed 2-over-2 paned sash windows with pointed arch and exterior timber shutters. Boarded doors also retained. Continuous fretted canopy on decorative iron brackets to entrance and platform to main building and passenger shelter. Roof, recently replaced, may be synthetic "slate".	Essential
Railway Station Coal Yard and Goods Shed	Unlisted	Contemporary with the station and of similar design and materials. Former goods shed in yellow brick with red brick dressings. Single space rectangular plan, six bays	Essential

		long. Small extension to one end in matching materials. Central four bays have arched windows with gauged brick lintels. Slate roof. Large doors to each end formerly admitting railway track. Small, detached shed in matching materials. Both buildings are derelict and would benefit from sensitive refurbishment and use.	
Bearsted Methodist Church	Unlisted	Victorian era church in yellow stock brick with red brick details (stretcher bond). Ragstone plinth. Datestone reads: "WESLEYAN CHAPEL 1877". Canted street end has metal-framed small lancet windows and brick buttressing. Metal framed arched windows to side. Slate roof. Side extension built in 1985 in somewhat sympathetic materials.	Essential

Bearsted Methodist Church and 21 Ware Street viewed from Hog Hill.

4 Ware Street	Unlisted	Most likely an early/mid 19th century dwelling with heavy restoration masking its original features. Rendered surfaces. Regular fenestration, openings to first floor likely original with more modern ground floor openings. Modern plastic casement windows. Rustic front porch. Side lean-to garage. Hipped roof with concrete tiles. Reinstatement of heritage features would be encouraged.	Positive
6-8 (Even) Ware Street	Unlisted	Late 19th century pair of cottages in yellow stock brick (Flemish bond). Symmetrical plan with two storey side extension in sympathetic materials to no. 6. No. 8 has timber lattice porch. 2-over-2 sash windows with simple brick arches. Hipped, slate roof has prominent central ridge stack with chimney pots.	Positive
Neatherton Cottages, 10-20 (Even) Ware Street	Unlisted	Terrace of 6 Victorian cottages. On datestone: "NEATHERTON COTTAGES 1879". Rendered or rough cast facades. Originally symmetrically planned with handed doors and chimneys, modern modifications have eroded the harmony of the group. All windows and doors have been replaced in mostly modern materials; nos. 18 and 20 retain their original window openings. Enclosed front porches are likely a modern intervention. Concrete roof tiles to hipped roof. One chimney stack remains at nos. 18 and 20. Their character would benefit from the reinstatement of original features.	Neutral

22-28 Ware Street. The listed part of this terrace (Rose Cottages) is in the foreground.

22-24 (Even) Ware Street	Unlisted	Ca. late 18th century cottage pair. Two storeys, red brick in Flemish bond. Prominent central ridge stack, small ridge stack to wall shared with 26 Ware Street. Hipped roof to end in clay tiles. Timber boarded door to no. 24. Plastic windows and door detract somewhat from their attractive, vernacular character. Creates an attractive group with attached Grade II listed Rose Cottages.	Positive
Rose Cottages, 26-28 (Even) Ware Street	Listed Grade II	Early 18th century cottage row in Flemish bond red and grey chequered brick. Side lean-to extension in yellow stock brick, Flemish bond. Irregular fenestration of timber framed casement windows. Plain tile	Essential

		roof with projecting red brick stack. Attached to 22-24 (even) Ware Street. Gable end to first floor tile hung.	
Church Cottages, 30-36 (Even) Ware Street	Listed Grade II	Late 18th/early 19th century row of 4 cottages, possibly originally almshouses. Two storeys on stone plinth. Mostly red brick in Flemish bond. Moulded brick band creates plain rectangular recess at centre of first floor. Timber casement windows and doors have decorative brick "keystone" feature. Regular fenestration; only no. 34 has odd window replacement to ground floor.	Essential

Sandy Mount as viewed through its front hedge on Ware Street.

Sandy Mount	Unlisted	Pair of cottages, now a single dwelling. Early 19th century, possibly older. Date stone above central door reads "SANDY MOUNT BUILT A.D: MDCCCXII [1812]". Red Flemish bond brick to ground floor, clay tiles to first floor. Clay tile roof. Central ridge stack. Exposed box sash windows appear to be original. Modern rear extension and enclosed front porch in sympathetic materials. Located on prominent corner site with brick wall boundary and hedging.	Essential
13-21 (Odd) Ware Street	Unlisted	Mostly mid 19th century terrace of cottages; No. 13 late 19th/early 20th century. Ragstone with red brick dressing. Continuous projecting ground floor room has lean-to roof with decorative clay patterning. Central pair of timber doors surmounted by porch with bargeboarding. Modern casement windows and oversized dormers somewhat detract from the character of the group. No. 13 in red brick (Flemish bond) with side elevation rendered and tile hung. Set above street level with ragstone wall boundary.	Positive
5-11 (Odd) Ware Street	Unlisted	Late 19th and early 20th century cottage row. Older pair (nos. 5-7) in yellow stock brick, the other pair in red brick. Paired dormers and ridge stacks to clay-tile roof. Steep roof pitch. Casement windows, mostly recent replacements. Front porches are also modern interventions. Brick wall to front boundary.	Positive

1-3 (Odd) Ware Street	Unlisted	Pair of late Victorian cottages forming a row with nos. 5-11. Yellow stock brick in Flemish bond. Originally sash windows with stone lintels. No. 1 retains its timber sashes. Ground floor windows to both cottages have been altered (no. 1 formerly a shopfront). Side elevation is tile hung with lean-to rendered extension. Brick front boundary wall. The site of a forge until early 20th century, then a village grocer's shop and tea room until the 1960s.	Positive

Extension any further along Ware Street is considered undesirable as any historic buildings are largely scattered amongst modern development of indifferent quality; however, a small group of buildings around Stocks House do possess historic significance and coherence and could justify consideration for designation as a separate conservation area.

The archaeological site of the original Mote Hall lies to the east of the current boundary of the Holy Cross Conservation Area. Bearing in mind the archaeological interest of the house site and its associated water features and its historic interest in relation to the development of Bearsted, the question of the site's inclusion within an extension to the Conservation Area could also be considered.. At the opposite end of this Conservation Area a small extension is suggested to cover the part of the ragstone retaining wall originally forming the front boundary of The Mount which currently falls outside the designated area, together with a strip of land behind it which contains important trees.

Whilst the section of Church Lane linking the two conservation areas is not considered to have adequate special architectural or historic interest to merit designation as a conservation area, its pleasant qualities and the importance of its contribution to the setting of the two conservation areas are acknowledged. The impact of any proposed developments on the setting of the conservation areas will be assessed during the development control process and the Council will have due regard to the statutory requirement to ensure that character is preserved or enhanced. Both this road and other surrounding ones which abut or otherwise impact upon the conservation areas would benefit from inclusion in the Character Assessment Programme being carried out under the Local Development Framework process.

IV Principles for Development Control

Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the Conservation Areas. To this end, the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its setting:-

1. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the more detailed guidance of PPG15 and any subsequent revisions, additions or replacement government guidance.
2. The Council will apply the relevant policies of the South East Plan and any relevant saved policies from the Maidstone Borough-Wide Local Plan 2000 until such time as these policies are replaced by policies in the emerging Local Development Framework.
3. The Council will require all planning applications and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the Conservation Area; it should also cover any access issues which exist. In some cases a separate Heritage Statement will also be required.
4. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which will be retained. The application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to Construction – Recommendations'. It should also include details of any proposed works to, and methods for protecting, any retained tree. Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be registered.
5. Outline planning applications will not be accepted for proposals within the Conservation Area or on sites affecting its setting.
6. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the Conservation Area or affecting its setting.
7. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition.
8. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, Conservation Area Consent will not be granted for the demolition of buildings identified as being "essential" to the character of the Conservation Area, and is unlikely to be granted for those rated as "positive"; buildings cited as "neutral" may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to

be "negative" will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.

9. The Maidstone Borough-Wide Local Plan 2000 includes nearly all of the Conservation Areas within an area identified as appropriate for minor residential development as set out in Policy H27 (one of the "saved" policies) – normally, this would be restricted to proposals for one or two houses. Despite this policy it will also be necessary for any new housing development proposals to illustrate that it is appropriate within the context of the Conservation Area and will not harm its special character. It is considered that the scope for new developments within the Conservation Area is very limited, but in dealing with any proposals the Council will have regard to the following considerations in addition to those set out in point 8 above:
   a) Development should respect the differing spatial forms of different parts of the Conservation Areas. Space between buildings as well as the character of the buildings themselves is an important factor contributing to the overall character of the Conservation Area, and it should be borne in mind as a general rule that the larger the building the larger the open space around it needs to be in order to provide it with an appropriate setting.
   b) New developments should utilise building materials appropriate to the Conservation Area – these are:
      i. Red or yellow stock bricks.
      ii. Painted brick.
      iii. Ragstone (except in the church largely confined to plinths or boundary walls and it is only in such features that it will be appropriate in new development).
      iv. Render.
      v. Dark-stained or white-painted feather-edged weatherboarding.
      vi. Clay plain tiles for roofs or tile-hanging.
      vii. Painted timber windows.

      In the case of red stock bricks and tiles it will be important for them to be made of Wealden Clays or clays of similar geological formation. Similarly, yellow stock bricks should be made from Thames Valley clays or clays of similar geological formation.
   c) Buildings should respect the predominant scale of village buildings, which is modest. Buildings should not exceed 2 storeys in height (although attic accommodation may be acceptable). Bungalows will not be considered to be appropriate to the character of the Conservation Area.
   d) Developments should preserve trees which are healthy and make a significant contribution to the character of the Conservation Areas, whether or not they are protected by a Tree Preservation Order.
10. The Council will seek to protect the attractive open setting of the Conservation Area, particularly to its northern and western sides and protect views towards the North Downs.
11. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:
   a) Extensions should normally be of matching materials, design and detailing to the host building, and should be subservient in scale.
   b) Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall height of the roof.

Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally-detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large "box" dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.

c) Rooflights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. "Conservation Rooflights" which sit close to the roof slope should be used.
d) Porches can have a disruptive effect on the appearance of regularly designed terraces and semi-detached buildings, and on all buildings if too large or poorly designed. The Council will consider all proposals for porches carefully and where necessary will resist them. Where appropriate in principle, porches should be of modest size and be of appropriate design for the building to which they are to be attached.
e) Garden outbuildings and garages should be small-scale and discretely sited. They should be built of materials appropriate to the Conservation Areas as set out above. The siting of garages in positions in advance of the front walls of houses will not be appropriate. Garage doors should ideally be of traditional timber framed, ledged and braced design, but up-and-over doors of vertically-grooved design may be acceptable in certain locations; double garages should preferably be accessed by two single doors. Elaborate door designs of spurious historical detail (e.g. neo Tudor) should be avoided.
f) Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.
g) Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedges, walls of brick or ragstone, or picket fences. Close-boarded fences have an unfortunate suburban character and will not normally be considered appropriate except in rear gardens where they are not readily visible from the streets or other public spaces.

V Enhancement Proposals

Article 4 Directions

The Conservation Area Appraisal revealed that significant damage to the character of the Conservation Area had been occasioned by alterations to unlisted single dwelling houses carried out under permitted development rights granted by the Town and Country Planning (General Permitted Development) Order (GPDO). Such alterations include re-roofing in inappropriate materials and replacement windows and doors of inappropriate design or materials (they are often in uPVC). Whilst individually such alterations may be minor, their cumulative impact is substantial.

Articles 4(1) and 4(2) of the GPDO enable local planning authorities to make directions to withdraw such permitted development rights. Directions under Article 4(1) can be applied to any land and any type of building and can remove any permitted development right specified in the Direction; a Direction under Article 4(1) needs to be approved by the Secretary of State.

Article 4(2) Directions can only be made within conservation areas, and can only apply to single dwelling houses and their ancillary buildings. The individual permitted development rights which can be removed are limited to specified classes of development and only those parts of buildings which front onto highways, waterways or open spaces can be covered by an Article 4(2) Direction. However, there is no need to obtain the approval of the Secretary of State.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. Such evidence has been obtained in the production of the Conservation Area Appraisal.

Within both Bearsted Conservation Areas there are a significant number of listed buildings which are protected from unsuitable alteration by listed building legislation. In addition, non-residential buildings enjoy little in the way of permitted development rights. Nevertheless, there are a number of unlisted single dwelling houses which have either already been unsympathetically altered or which are vulnerable to further such alteration. The Council will, therefore, as a matter of priority, consider the making of an Article 4 Direction to cover appropriate parts of the Conservation Area.

Enforcement Strategy

Unauthorised development may seriously harm the character of the Conservation Area 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. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 9 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.

Buildings in Disrepair

This is currently not a significant issue in Bearsted and Bearsted Holy Cross Conservation Areas. However, 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 significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:-

i. Urgent Works Notices (Sections 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant listed building or, with the prior approval of the Secretary of State, a vacant unlisted building whose preservation is considered important to the maintenance of the character and appearance of the Conservation Area. 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 day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.

ii. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

iii. "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.

Trees

Trees are identified as important contributors to the character of both Conservation Areas. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level, are protected under Section 211 of the Town and Country Planning Act 1990. Six week's formal notice to the Council is required for any proposal to cut down or carry out work to such trees (a Section 211 Notice). Some trees are already protected by Tree Preservation Orders and the Council will consider the making of further orders where appropriate and expedient. If a tree is considered dead, dying or dangerous, the person proposing to remedy the problem is advised to give the Council 5 day's prior notice to establish whether a notice or consent under Tree Preservation Order legislation is required.

New developments will be expected to retain existing trees of merit and, where appropriate, suitable new tree planting may be required as a condition of the grant of planning permission. A full planning permission which details works to protected trees overrides the requirement to give notice or obtain consent separately for such tree work.

However, anyone who otherwise carries out work to a tree in a Conservation Area without giving the necessary notice or obtaining the necessary consent where the tree is subject to a tree preservation order is likely to be guilty of an offence punishable by a fine. There may also be a requirement to plant a replacement tree of appropriate size and species at the same place as soon as it can be reasonably done. This duty may also apply where a tree has been removed because it was dead, dying or dangerous.

Trees within the public realm also perform an important role in determining the character of the conservation areas, and the Council will seek to ensure that these are adequately protected and suitably managed.

Important Views

As outlined in the Appraisal, both Conservation Areas are notable for their important views over the North Downs. These views play an important part in establishing the Conservation Areas' rural character and should be protected from development which would visually impinge upon them.

Lamp Posts and Other Street Furniture

The location and style of lampposts found in both Bearsted Conservation Areas at times intrude on the visual character of the area. Some other street furniture, such as benches and refuse bins are in a degraded state or are of unsympathetic design. The Council will therefore seek to negotiate with the relevant authorities to seek improvements, which could include a revision of the street lighting scheme to bring it more in line with the historical village setting. Highway signage would also benefit from rationalisation and from improved maintenance. The old finger post opposite The White Horse could be restored to its original form to produce an attractive feature.

Front Boundaries and Gardens

Where appropriate, the Council encourages the retention of traditional boundary treatments. High and/or overgrown hedging can detract from the character of the conservation area and should be discouraged. The creation of hardstandings for parking in front gardens is potentially disruptive to character and may need to be addressed in any Article 4 Direction.

Wirescape

The intrusive nature of overhead wiring and associated poles is also brought out in the Conservation Area Appraisal. The Council will therefore negotiate with the relevant statutory undertakers to seek improvements to or the removal of such wiring, subject to the identification of a suitable budget to carry out such works.

The White Horse Car Park

The formation of a more appropriate and solid boundary between the back edge of the pavement and the car park for the White Horse would provide a stronger edge to the street and help to reduce the impact of parked cars. The Council will seek to negotiate with the owner of the pub to investigate the possibility of securing such an improvement, subject to the identification of a suitable budget.

VI Review and Practice Procedures

The Conservation Area Appraisal and Management Plan will be reviewed after a period of five years and any appropriate amendments will be made to reflect changing circumstances. A comprehensive photographic survey of the Conservation Area will be carried out every four years at least, in order to monitor changes and identify unauthorised works.

VII Action Plan Summary

Measures to remedy breaches of planning or listed building control and the disrepair of buildings will be pursued in an ongoing fashion whenever appropriate. A summary of action to be taken on specific issues follows:-

Issue	Action	Responsibility	Priority
Suggested Ware Street boundary extension	Research and propose appropriate changes to the boundary for approval of Cabinet Member for Regeneration. Conduct public consultation.	Heritage, Landscape and Design Team (HLD) Cabinet Member for Regeneration	High
Suggested Eastward extension of Holy Cross Conservation Area	Carry out further research and survey work and consider the case for such an extension. Report findings to Cabinet Member for Regeneration	HLD Cabinet Member for Regeneration	High
Additional conservation area based around Stocks House in Ware Street	Report to Cabinet Member for Regeneration regarding feasibility	HLD Cabinet Member for Regeneration	Medium
Character Area Assessment for Church Lane, Yeoman Lane and other nearby streets	Survey, analyse and report	Planning Policy Team	Medium
Introduction of Article 4 Direction	Submit report for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Intrusive wirescape	Identify problematic areas and liaise with public utilities to encourage more sensitive approaches.	HLD Utilities	Medium
Street furniture improvements	Liaise with the relevant Council departments	HLD/KCC	Medium
Highway Signage Improvements	Liaise with KCC Highways	HLD/KCC	Medium
Need for improvements to White Horse Car Park	Negotiate with owner of White Horse PH to encourage improvements.	HLD Development Control Team	Low

MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

REPORT OF ASSISTANT DIRECTOR OF DEVELOPMENT AND COMMUNITY STRATEGY

Report prepared by Mike Parkinson
Date Issued: 4th March 2010

1. MAIDSTONE HOLY TRINITY CONSERVATION AREA: MANAGEMENT PLAN

1.1 Key Issue for Decision

1.1.1 To agree the management plan for Maidstone Holy Trinity Conservation Area for adoption and publication.

1.2 Recommendation of Assistant Director of Development and Community Strategy

1.2.1 That the Cabinet Member agrees that the text of the Conservation Area Management Plan for Maidstone Holy Trinity Conservation Area, attached as **Appendix A** to this report, be approved for adoption and publication subject to any necessary minor editorial amendments to be made by the Assistant Director of Development and Community Strategy.

1.3 Reasons for Recommendation

1.3.1 The original draft of the Management Plan for Maidstone Holy Trinity Conservation Area was approved for consultation purposes by the Cabinet Member on 17th December 2009 and was the subject of consultation in accordance with the aims of the Council's adopted Statement of Community Involvement. This included the following bodies and individuals:-

- English Heritage
- Kent County Council
- Ward Members
- Other relevant organizations with an interest in the particular areas, e.g. Chamber of Commerce and Town Centre Manager

In addition, a copy was placed on the Borough Council's website and a press release placed in the Kent Messenger. Copies were also deposited at Maidstone and Springfield Libraries and at The Gateway,

the latter accompanied by a display. Internal consultations were carried out with the development control section. A drop-in session was held in The Gateway on 25th January.

1.3.2 Consultees were encouraged to respond using a questionnaire relating to key issues.

1.3.3 No responses have been received as a result of the consultation process. Consequently, no changes have been made to the Management Plan other than minor ones to update the text to take account of recent new development.

1.3.4 Summary of Key Proposals. Major proposals incorporated in the Management Plan include:-

- Significant extensions of the Conservation Area to the north and east
- Smaller extensions to the west and east
- The extension of the existing Article 4 (2) Direction to cover any additions to the Conservation Area
- Enhancement proposals to encompass improvements to shopfronts, signage, intrusive wirescape, street furniture and highways signage
- The encouragement of the redevelopment of vacant sites and surface car parks.

1.3.5 All of these elements will require separate procedural steps and will be subject to further consultation, with the aim of completing this programme within the next 24 months.

1.4 Alternative Action and why not Recommended

The alternative would be not to approve the Management Plan for adoption and publication. However, following this course of action would mean that the Council was not complying with national guidance and best practice.

1.5 Impact on Corporate Objectives

1.5.1 The management plan will result in clear guidance regarding the important features and character of Maidstone Holy Trinity Conservation Area for all parties involved in projects, or decision making within them, and should thus assist in the attainment of corporate objectives.

1.6 Risk Management

The key area of risk is managing local expectation. The publication of an up to date Management Plan sets out an action plan summary, a series of measures to remedy breaches of planning or listed building control, the disrepair of buildings and general environmental improvements, together with a priority list. There is no budget or staffing resource allocated to implement these actions and many are outside of the Council's direct control. Where Maidstone is not the lead authority it needs to be made clear that officers might exert influence but do not have the power to carry out the proposed action. Actions within the Council's powers, where there is no direct cost implication, can be built into next year's revised work programme for Conservation Area Appraisals and Management Plans. This will obviously take into account current staff resources but will clearly not address any financial implications which, as yet, are not fully quantifiable.

1.7 Other Implications

1.7.1

1.	Financial	
2.	Staffing	
3.	Legal	
4.	Equality Impact Needs Assessment	
5.	Environmental/Sustainable Development	X
6.	Community Safety	
7.	Human Rights Act	
8.	Procurement	
9.	Asset Management	

Environmental/Sustainable Development

Conservation Area Appraisals and Management Plans should assist in the attainment of consistent decisions on development proposals and give greater ability to ensure that the high environmental qualities of conservation areas are protected. Management plans will address how sustainability can best be integrated into conservation areas without compromising their special character. The management plans can be instrumental in building partnerships for positive action by the Council with English Heritage and other parties.

1.8 Relevant Documents

1.8.1 Appendices

1.8.2 Appendix A, Maidstone Holy Trinity Conservation Area Management Plan

1.8.3 Background Documents

1.8.4 609/100/06 – Maidstone Holy Trinity Conservation Area

Maidstone Holy Trinity Conservation Area Appraisal

IS THIS A KEY DECISION REPORT?

Yes [ ] No [X]

If yes, when did it first appear in the Forward Plan?

……..

This is a Key Decision because: ……..

…….

Wards/Parishes affected: ……..

……..

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

Malcolm Greer
Cabinet Member for Regeneration
Telephone: 01634 862876
E-mail: malcolmgreer@maidstone.gov.uk

Mike Parkinson
Principal Conservation Officer
Telephone: 01622 602335
E-mail: mikeparkinson@maidstone.gov.uk

Maidstone Holy Trinity Conservation Area Management Plan

Maidstone Borough Council
DRAFT FOR ADOPTION
February 2010

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Holy Trinity Conservation Area Management Plan

I Introduction

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to formulate and publish policies and proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.

Recent guidance from English Heritage (Guidance on the Management of Conservation Areas) published in February 2006 suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.

It is important to note that a conservation area management plan cannot, of itself, introduce entirely new planning policies. Instead it will need to refer back to the original legislation; to government guidance (mainly Planning Policy Guidance Note 15 for listed buildings and, to a lesser extent, Planning Policy Guidance Note 16 relating to archaeology); to approved structure plan and local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.

This Management Plan for Maidstone Holy Trinity Conservation Area sets out the means proposed for addressing the issues identified in Section IV of the Maidstone Holy Trinity Conservation Area Appraisal and outlines the proposals for boundary changes as also suggested by the Appraisal.

II The Conservation Area Appraisal

This Management Plan follows from the Holy Trinity Conservation Area Appraisal which was adopted in October 2007. The purpose of the Appraisal document is to provide a thorough analysis of the character of the existing conservation area from whose conclusions important aspects to be addressed by the Management Plan should follow.

The Holy Trinity Conservation Area Appraisal presented the following conclusions:

- The current Conservation Area exhibits a consistency in its character, with the majority of its buildings evolving as part of late Georgian/early Victorian residential development.
- The major threats to the character of the Conservation Area in the past have been the demolition of properties to accommodate car parking and the cumulative impact of small inappropriate changes to individual buildings. An Article 4(2) Direction has been instituted to help slow insensitive alterations.

Further loss of minor features which provide local distinctiveness should be avoided.

- Redevelopment should target buildings which offer a negative or neutral impact on the overall character of the area and should be of a sensitive scale and design to preserve or enhance the character of the Conservation Area.
- A programme of enhancement to the Conservation Area would include the improvement of paving, the reinstatement of important features, the replacement or removal of inappropriate shopfronts and signs, and the improvement of road signs and lighting.
- There is justification for the consideration of extending the existing boundaries of the Conservation Area to include parts of the immediate surroundings which share the character of buildings and spaces currently within the designated area.

This Conservation Area Management Plan addresses these conclusions.

III Policy Background

Planning Policy Guidance Note 15

National policy and advice regarding conservation area matters is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Paragraph 4.2 of PPG15 points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas and that conservation policy should address the quality of the townscape in its broadest sense as well as the protection of individual buildings. It suggests that a wide range of factors can contribute to the special character of conservation areas – for example, the historic layout of property boundaries and roads/streets/paths; the mix of uses; characteristic materials; appropriate scaling and detailing of new buildings; the quality of advertisements, shopfronts and street furniture; the nature of hard and soft surfaces; vistas along streets and between buildings; and the impact of traffic.

Paragraph 4.3 of PPG15 goes on to identify the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.

Paragraph 4.5 of PPG 15 suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and paragraph 4.9 reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a "public meeting" in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

The South East Plan

The approved Strategic Plan is the South East Plan, published in May 2009. Policies within it which are relevant to all conservation areas in the region are:-

- Policy BE1 – This policy applies generally, not just within conservation areas. It requires local authorities to promote and support design solutions for new developments which are relevant to their context and respect local character

and distinctiveness; it also encourages the sensitive re-use of redundant or under-used historic buildings.

- Policy BE6 – This policy requires local authorities to adopt policies which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness.

The Maidstone Local Development Framework

Maidstone Borough Council has begun the preparation of its Local Development Framework which will form the successor to the Maidstone Borough Wide Local Plan 2000. A supplementary planning document to cover conservation areas has not yet been produced, and whilst this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document and does not form part of the Local Development Framework. Only some of the policies in the Maidstone Borough Wide Local Plan 2000 continue to form part of the Development Plan since 28th September 2007 – these are known as "Saved Policies". No policies specific to conservation areas are included within these Saved Policies.

However, much of the Conservation Area is subject to Policy R9, which is a Saved Policy. This relates to tertiary town centre areas and provides for a mix of uses considered as suitable for such areas – Class A1 (Shops), Class A2 (Hotels/Guest Houses), Class C3 (Dwelling Houses), Class D1 (Non-Residential Institutions) and Class Ds (Assembly and Leisure). The acceptability of any use is further judged against its contribution to the vitality of the area and its potential impact on residential amenity. Loss of residential accommodation will be resisted under this policy.

IV Changes to the Boundary

As summarised in the conclusion of the Conservation Area Appraisal, the Holy Trinity Conservation Area "is a fine example of the late Georgian expansion of Maidstone, a period when the town first started to outgrow the confines of the medieval settlement. It exhibits a very consistent character in the terms of building materials, scale, architectural style and layout, and development of the area was more or less completed within the 50 years between 1800 and 1850."

Based on this character summary, only one part of the existing Conservation Area is recommended for exclusion. The demolition of the former West Kent General Hospital on Marsham Street was an unfortunate loss of a historic building important to the character of the area. Hengist Court – the sheltered housing facility which replaced the hospital in the 1980s – was noted in the Appraisal as having a negative impact on the character of the Conservation Area. The development is out of scale with the area, of a poor design and contains details which are out of keeping with the character of the surrounding historical environment. As it offers little of merit to the streetscape, the site is suggested for exclusion from the Holy Trinity Conservation Area.

The areas to be considered for inclusion in the Conservation Area are part of this same historical development. Most of the buildings which fall within the proposed extension area were built in the first half of the 19th century as part of Maidstone's residential growth. They illustrate the contemporary development of lower status housing necessary to accommodate the wide range of tradesmen, etc. necessary to service the needs of the grander households in the area and the town as a whole.

What follows is a street-by-street building analysis of the proposed extension area. See Maps 1 – 3 to further identify the area.

Building Analysis

A detailed description of all buildings and sites proposed to be included in boundary revisions for the Conservation Area follows. These descriptions are based on examination from the street and historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

In addition to a physical description, buildings and structures have been assessed according to their potential value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high historic architectural interest or townscape function, must be retained.
- Positive - buildings/sites which would make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Brewer Street – This road was likely built between 1823 and 1848. By 1848, much of the north side of the street was developed. With a few exceptions, most of the buildings proposed for inclusion in the Conservation Area were completed by the middle of the 19th century.

Address	Listed/Unlisted	Description/Comments	Value to Character
43	Unlisted	Long, two-storey corner dwelling that is likely contemporary to the attached to the terrace next-door (ca. 1840). Yellow stock brick, mostly rendered and painted white. Interesting brick detailing to corner. First floor has four Victorian sash windows and one blank. Ground floor has inappropriate modern windows which replaced late-19th / early-20th century shop	Positive

		windows and are out of proportion with the building. Two doors to Woollett Street share arched brick detailing of the terrace next door. Single storey extension within walled yard visible from Woollett Street (wall of some age).	
45-51 (odd)	Unlisted	Ca. 1840, two-storey terraced houses. Yellow stock brick in Flemish bond; no. 45 rendered and painted white to match corner house (43 Brewer Street). Doors and windows are modern replacements. Window replacements have removed the original surrounds; currently lintels are soldier courses. Doors have lost their fanlights but retain their brick arches. 47 & 49 retain their iron handrails. Handed brick chimney stacks. Satellite dishes to front facades are an unfortunate modern intrusion.	Positive
53-63 (odd)	Unlisted	Although present-day details give little indication of age, this terrace appears to be later than the ca. 1840 cottages which surround them and possibly dates from the 1870s. Rendered façade. No details to fenestration visible. Windows and doors are modern replacements. Number 63 extends three bays plus a flat-roof extension along Camden Street; wedged lintels to ground floor windows apparent to this elevation. Satellite dishes are an unfortunate intrusion.	Positive
63a (former Chapel)	Unlisted	Late 19th-century chapel likely built on the site of two terraced cottages. Yellow stock brick in Flemish bond, upper gable of front elevation inappropriately re-laid in stretcher bond. Unfortunately mostly in so-	Positive

		called "weatherstruck" cement-based render. Cogged brick eaves detailing. Three-by-four bays with rear lean-to. Rectangular sunken tablet in front gable but with no inscription. Front windows and door with Moorish brick arches. Side windows with contrasting brick arches, lower casements in uPVC. Gothic detailing to upper lights of front and side windows. Windows now contain some casement lights. Rear windows are casements. Original door has been replaced.	
65 – 71 (odd)	Unlisted	A terrace of two-storey dwellings, from ca. 1840. Yellow stock brick in Flemish bond. Number 71 rendered. Doors embellished with simple brick arches. Regular fenestration with one window per floor. Windows – all modern replacements – have wedged stone lintels, though those to ground floors of 69 and 71 lost due to changes resulting from window replacements. No. 71 now has shopfront window. Nos 69 and 71 most significantly altered overall.	Positive
73	Unlisted	Built as a public house in 1885. Three storeys, red brick in English bond. Ground floor painted with other modern alterations. String courses decorate the façade with some polychrome brick features, including corner quoins above the main entrance. Modillion cornice to ground floor. First floor windows have gauged brick lintels, those to the second floor are capped by stone lintels. Windows are modern replacements. Coped gables. Clay tile roof with 3 red brick chimney stacks. Intrusive aluminium exhaust unit	Positive

		above a one-storey flat-roof extension to Wheeler Street side. Formerly Ancient Druids Public House, now a restaurant (the Spice Hut).	
6	Unlisted	Ca. 1895. A three-bay, three-storey building in yellow stock brick with red brick details, including quoins and strong courses. Ground floor rendered to resemble rusticated stone. Two-over-two sash windows with unusual top lights. Windows have bracketed lintels and sills in stone; those to central bay are blanks. Front door with side and top lights appears to be original. Remnants of painted sign to west elevation for "J.H. Bridge", bricklayers; lancet window of more recent installation on the same façade. Hipped roof with rear extension to western end. Central carriage entrance with access doors and shop windows leads to an interesting cluster of service structures of roughly the same age. The brick stable/coachhouse building to the rear with lunette windows is particularly characterful despite concrete roof tiles.	Positive
8	Unlisted	Probably ca. 1875-80. Two-storey dwelling in ragstone rubble with ashlar quoins and other detailing. Narrow sash windows with single horizontal glazing bars to each light. Classical details include four arcaded windows under bracketed cornice to ground floor. Triple sash windows to first floor. Side extensions appear to be original to the building. While they seem to contain original doors, the windows are inappropriate modern replacements. Slate roof hipped to street.	Positive

28	Unlisted	Offices built in the 1980s. Two storeys with utilised roof space. Façade in modern bricks. Regular fenestration. Despite Georgian-influenced proportions and details, the building slightly dominates the streetscape due to its mass and location on the pavement.	Neutral
30-54	Unlisted	Ca. 1840 terrace of two-storey dwellings in yellow-stock brick in Flemish bond, many facades rendered and/or painted; number 52 faced in asbestos shingles. Set back from the roadway. Regular fenestration of one window per floor, mostly modern replacements. Carved wedged stone lintels to original windows. Numbers 34, 42, and 48 have inappropriately placed modern windows inserted to first floor. Paired doors with timber entablature and half-round, fluted pilasters. Doors mostly modern replacements with few fanlights retained. Number 32 is the best example of well-maintained historical features. Paired chimney stacks with clay chimney pots intact. Concrete roof tiles.	Positive
56 (Eagle PH)	Unlisted	A building on this corner appears contemporary with the terrace next door (numbers 30-54). A pub since at least 1882. Yellow stock brick with rendered façade to roadways. Regular fenestration of decorative etched casement windows to ground floor, Victorian sash windows to first floor and flat-roof dormers. Eight-over-eight sash window visible to rear elevation. Slate roof. Chimney stack paired with terrace next door, second chimney stack to rear. Rear lean-to of	Positive

		ragstone and yellow stock brick has modern flat-roof extension.	

Camden Street – This street was also most likely built between 1823 and 1848. By 1848, the existing buildings were completed, and extended the full length of the street. As indicated in the 1896 Ordnance Survey map, part of the terrace was removed to make way for the railway. These spaces remain open, mostly used today as carparks, with the exception of a wooded area between Woollett and Camden Streets.

Address	Listed/Unlisted	Description/Comments	Value to Character
3-27 (odd) & 14-32 (even)	Unlisted	Terraced workers' cottages built ca. 1840 in yellow stock brick (Flemish bond); some facades have been painted and rendered while number 18 has been insensitively clad in mock brick tiles. The area was subject to a refurbishment scheme which replaced all doors and windows, resulting in the loss of original window surrounds (now with soldier-course lintels). Original arched brick doorheads have been retained. Paired chimney stacks, most with chimney pots. Some original iron handrails have been retained. A number of satellite dishes to the facades of odd-numbered houses. Back gardens originally separated from houses by back alleyway (now the alley is located between the back gardens of houses on Woollett Street).	Positive
Parking area & park	Unlisted	A number of houses were removed on both sides of Camden Street to make way for the railway tunnel. Much of this site is now used for car parking but also includes a small wooded area between Camden Street and Woollett Street.	Parking: Neutral Park: Positive

3 County Rd	Unlisted	Part of the odd-numbered terrace above, this dwelling is larger, likely built as a higher-status house. Yellow stock brick in Flemish bond. Regular fenestration with two windows per floor to front; first floor window to Camden Street side has been blocked up. Windows and doors are modern replacements. Arched brick surround to door. Small front garden with low, yellow-stock brick wall. Municipal signs affixed to building detract from its character.	Positive
34 & 36	Unlisted	The end of the terrace – as above – with ground floor formerly used as a shop until the 1990s. The classical pilasters and fascia have been retained, although modern residential windows have been installed.	Positive

County Road – While the road was in existence long before, the historical terraces on County Road first appear on the 1848 Ordnance Survey map so are likely to be roughly contemporary with similar development along Camden, Woollett, and Wheeler Streets.

Address	Listed/Unlisted	Description/Comments	Value to Character
5-20	Unlisted	A ca. 1840 residential terrace of yellow stock brick in Flemish bond. Two storeys, one window per floor. Windows and doors are all modern replacements, although modifications retain uniformity as most fixtures are of similar quality and design. Handed doors retain gauged brick arches; window surrounds have been replaced by soldier-course lintels. Other areas of fairly sensitive brick replacement seem in evidence. Some original wrought iron handrails remain, as at numbers 15 and 16. Roofed	Positive

		in slate. Decorative dentil brick course under shallow eaves. Simple paired chimney stacks with chimney pots along roof ridge. Houses were originally separated from their rear gardens by an alleyway. These alleys were removed in the early 20th century and today the view from the public car park indicates that extensions to the terrace have been minimal and fairly uniform in character. Modern vents and wiring on front elevations somewhat detract from the historic character of the terrace but overall this is an attractive example of simple workers' terraces of the Regency/early Victorian period.	
21	Unlisted	Part of the above terrace, the façade of this house is rendered and painted white. Windows have painted wedged lintels. Modifications appear to be reversible to restore the symmetry of the terrace's otherwise uniform character.	Positive
22-26	Unlisted	Built in the 1980s as offices on an irregular site. Two stories, clad in yellow brick with red-brick details to windows (soldier-course lintels) and doors (arches). Each façade has regular fenestration with modern sash windows. Air conditioning units present an unfortunate intrusion to the important corner facades. Although of modern construction, their scale, symmetrical design, adherence to building line, and simple detailing are considered to preserve the character of the area.	Neutral

Lucerne Street – Possibly so named because of Lucerne's popularity as a tourist destination at the time, the street is shown as existing on the map included in "A Historical Descriptive Account of Maidstone and its Environs" published in 1834. Only the terrace on the south side of the street is indicated on the 1848 Ordnance Survey map. The northern terrace first appears in the 1896 Ordnance Survey map and is not included in this proposed extension to the Conservation Area boundary.

Address	Listed/Unlisted	Description/Comments	Value to Character
1-13	Unlisted	Two-storey brick terrace, most facades rendered and/or painted. Originally one sash window per floor, now most modern replacements although original openings remain. No. 3 may retain its original windows and door. Shallow header arched lintels to ground floor window and doors. Dentilled brick eaves detailing. Concrete roof tiles. Roofline changes to adapt to slight incline in the road. Paired central brick chimney stacks with clay pots are retained throughout; the chimney at no. 13 appears to be located on the rear slope of the building. Wires somewhat mar the appearance of this uniform development.	Positive
14	Unlisted	Later Victorian addition to the ca. 1840s terrace, retaining the two-storey pattern of regular fenestration. Light stock bricks of different colour from those of the terrace, in Flemish bond. Wedged gauged brick lintel to ground floor window and pilastered doorcase with flat hood. Modern half-glazed door. Windows have been replaced with inappropriate PVCu units. Concrete roof tiles. Retains its chimney stack.	Positive

Tufton Street – Likely named for Henry Tufton, 11th Earl of Thanet, Lord Lieutenant of Kent from 1840 to 1846, this street is first indicated on the 1848 Ordnance Survey map, and included terraces on both sides of the street. Today, there is modern, out-of-scale development on the south side of Tufton Street, which is not included in the proposed extension. The boundary walls which follow the street as it curves to Union Street are included, however, because of their age and quality.

Address	Listed/Unlisted	Description/Comments	Value to Character
1a-1c Tufton St & 23-26 Wyatt St	Unlisted	Built in the 1980s as dwellings. Two storeys, one casement window per floor. Yellow brick with red brick soldier-course lintels to ground floor windows. Front doors with small porches. Despite the terrace's recent construction, its modest scale and symmetrical design are considered to have a neutral impact on the character of the Conservation Area.	Neutral
1-14	Unlisted	Terrace in yellow stock brick dating from ca. 1840. Two storeys, one window on each floor. Some facades inappropriately rendered and/or painted (see numbers 9-11). Other alterations to the terrace's symmetry include window and door replacements. Special features which have been retained include dentilled brick eaves detailing, wedged stone lintels over ground floor windows, and brick arches over doorways. Low-pitched, concrete tile roofs with paired chimney stacks surmounted by clay chimney pots. Satellite dishes detract from the historic character.	Positive
15-25	Unlisted	Ca. 1840s terrace attached to numbers 1-14. Yellow stock brick in Flemish bond, although a number of facades have been rendered and painted; 25 is pebble dashed. Dentilled eaves brickwork under concrete tile roofing. Nos. 15-20 all have either a dormer window or rooflight visible to the rear owing to a	Positive

		steeper roof pitch than 21-25. Paired brick chimney stacks. Two storeys with regular fenestration of one window per floor. Ground floor doors and windows have wedged stone lintels. Modern window and door replacements predominate, compromising the historical character of the area. Some window openings and door surrounds have been modified inappropriately, altering the symmetry of the terrace. Numbers 17 and 25 illustrate dramatically this negative impact in contrast with their neighbours, which retain many characteristic features. The presence of satellite dishes and wiring has a negative impact on the character of the area.	
Boundary walls	Unlisted	Built in ragstone and brick, the walls located between numbers 1c and 1 and along both sides of the north-south spur of the street may date back as far as the 1830s and help in the interpretation of historical boundary lines including those of the former West Kent hospital.	Positive

Union Street – One of the older streets in central Maidstone, the area under consideration for inclusion in the Conservation Area pre-dates the 1823 map, though how well developed it was at the time is unclear, as terraces are only minimally indicated. By 1848, the rows of terraces on the south side of the street are clearly represented and therefore part of this boundary extension proposal.

Address	Listed/Unlisted	Description/Comments	Value to Character
112-138 (even)	Unlisted	A row of 2-storey terraced cottages built ca. 1840. Yellow stock brick in Flemish bond, although a number of individual cottages are currently painted (as 122 and 124) or rendered (such as 124). Original 12-paned sash windows with wedged carved stone lintels, now painted;	Positive

		good examples of surviving windows at 114, 130 & 136. Unfortunate modern window replacements are prevalent, particularly damaging to character at 116 & 134. Hooded door surrounds unify the area, with each pair surrounded by fluted pilasters, an entablature and cornice. Most doors appear to be replacements, but a few rectangular fanlights survive such as the particularly good example at 130. Roofed in concrete tiles. Most chimney stacks appear original; many chimney pots remain.	
140-146 (even)	Unlisted	Attached to 112-138, this row of cottages was built ca. 1890, appearing to replace an earlier mix of buildings. Flemish bond yellow stock brick. Windows with carved stone lintels and sills, now painted; 140 and 144 have existing 4-paned sash windows with horns. One window per floor with the exception of 140, which has two windows to the first floor. Roofed in concrete tiles with projecting fire walls which contain decorative brickwork under the eaves. Paired chimney stacks with chimney pots. The end of 146 shows evidence of a building long removed, now containing a modern flat-roofed garage.	Positive
152-158 (even)	Unlisted	A ca. 1840 Regency-influenced terrace of four cottages of symmetrical design, named "Adelaide Place" on plaque between 154 & 156, presumably for Queen Adelaide (1792-1849, wife of William IV). Two storeys, yellow stock brick, with regular fenestration, some six over six-paned sash windows surviving. Wedged carved stone lintels similar to those at 112-138, now	Essential

		painted white. Handed doors with decorative white-painted timber surrounds featuring simple pilasters and laurel wreaths. Rectangular fanlights and most original doors survive. Roofed in concrete tiles. Chimney stacks to front and back roof slopes surmounted by chimney pots. End of 158 with plaster finish. This terrace makes an important contribution to the character of the area due to its unusually well intact fine original features.	
Quaker Meeting House	Unlisted	Built in the mid-1970s of modern materials and design, possibly of Scandinavian influence. Essentially a steel-framed hexagon linked to a rectangle, clad in tan industrial brick in stretcher bond. Includes concrete brick boundary wall integral to the design. Copper roof to the hexagon, flat concrete roof to the remainder of the building. While of different design from the surrounding terraces, its low form contributes positively to the area's character, and is considered appropriate for inclusion because of the strong presence of houses of worship throughout the Conservation Area. The surrounding car park, however, is considered to have a negative impact.	Neutral

Wheeler Street – This street appears on the 1823 map but at that time was in the very early stages of residential development with few structures illustrated. However, by 1848, terrace development appears complete on both sides of the street from Union to Lucerne Streets, with the western side developed almost to the Greyhound Public House, which first appears on this map. A building that occupies the site now used as an RSPCA charity shop also appears complete at this time. The terraces north of this building do not appear until the 1896 Ordnance Survey map and are not included in this proposed extension of the Conservation Area. The same map illustrates the loss of some Wheeler Street terrace houses because of railway works. A

further 3-4 houses were lost at the Union Street end in the late 20th century; their site is now occupied by a car park.

Address	Listed/Unlisted	Description/Comments	Value to Character
Car park between the Former Friends Meeting House & no. 15	Unlisted	Site of a former row of cottages now used as a car park. Would benefit from sensitive redevelopment.	Negative
15-21 (odd)	Unlisted	Ca. 1840 terrace of four cottages. Two storeys, Flemish bond yellow stock brick. While existing windows and doors are modern replacements, their original surrounds remain. Windows have carved, wedged stone lintels, now painted white. Hooded door surrounds in white painted timber with fluted pilasters. Roofed in concrete tiles. Paired ridge stacks surmounted by clay chimney pots. Front gardens have been retained with low fences or hedge. More recent work to the end of number 15 – including an English-bond, red brick façade – shows evidence of late Georgian terraces which have since been removed; the space is now used as a car park.	Essential
23 (odd)	Unlisted	Built roughly contemporary with terrace to which it is attached at 15-21 Wheeler Street, this two storey dwelling is of larger scale than its neighbours. Two-over-two single-glazed sash windows – one to each floor – with carved, wedged stone lintels. Door appears to be original with semi-circular, undecorated glazed fanlight. Arched door surround of classical design with fluting. Well maintained despite loss of chimney stack and use of concrete roof tiles. Adjoins	Essential

		ragstone wall and outbuildings of the Eagle Public House next door.	
33	Unlisted	Two-storey remnant of an original group of ca. 3 cottages, the others removed when the railway tunnel was built. Yellow-stock brick construction with pebble-dashed front façade. Most prominent side elevation clad in textured modern red brick in a mixture of Flemish and stretcher bond. Site of other terraces now a car park. Windows and doors are modern replacements.	Neutral
35-75 (odd)	Unlisted	A row of ca. 1840 two-storey terraces in yellow stock brick (Flemish bond). Some facades rendered and or painted. Mostly regular fenestration with some modern window insertions as at 37 and 53. Most windows and doors are modern replacements whose quality detracts from the historical character of the area. Some paired doors, many hooded with simple fluted timber surrounds with paterae. Some original window openings with flat gauged brick arches. Many dormer windows – often of inappropriate scale and location. Satellite dishes also present a modern intrusion. Front gardens with low boundary walls mostly of brick and paved with hardstanding. Numbers 49 through 55 illustrate the sharp contrast between better preserved (49 and 51) and more insensitively altered dwellings (53 and 55).	Positive

Site of 77 (Greyhound Public House)	Unlisted	Former inn built in the 1830s as part of the terrace development, recently demolished and in the process of being redeveloped.	Neutral
72-74 (even)	Unlisted	Two-storey ragstone building of unique character on the townscape, possibly with origins in ca. 1840. Carved bargeboard details to front gables with pendants. Most windows are modern timber or uPVC replacements. Much of the ragstone has been inappropriately rendered in birds-beak or ribbon pointing. Prominent brick chimneys, the one closest to Lucerne Street of decorative character. Flat-roof front extension in timber and glazing for retail purposes. Two-storey rear extension in ragstone and brick with brick lean-to (currently painted); side door now bricked up. Unfortunate concrete tiles to the roof. Now used by the RSPCA as a charity shop.	Essential
Site of 62-70	Unlisted	The open site on the corner is used as a car park and could benefit from careful redevelopment.	Negative
56-60 (even)	Unlisted	A ca. 1840 terrace of three houses, numbers 56 and 58 of two storeys and set back from the roadway with brick boundary walls. Number 60 is three storeys. Most likely of yellow stock brick construction although all are rendered and painted, number 60 also pebble-dashed to upper floors; these treatments are well maintained but disguise much of their character. All windows and doors are modern replacements. Number 60 had been a shop but converted to dwellings in the 1980s.	Positive

Site of 50-54	Unlisted	The space which occupies this site is currently undeveloped and used as a car park although the site was once occupied by buildings which were demolished in the 1880s for the construction of the railway tunnel. It would benefit from sensitive redevelopment or landscaping.	Negative
48	Unlisted	A modern dwelling approved for erection in 2006. Two storeys with attic. Clad in yellow brick with uPVC windows and doors. While its scale somewhat dominates the historical former school building next door, it is of a scale similar to some of the terrace houses nearby.	Neutral
Former British System School	Unlisted	Late Georgian former school building in Flemish bond yellow stock brick in "weatherstruck" cement-based render. Stone plaque in gable over front door with the inscription "School on the British System 1823." Single-glazed, round-headed, timber casement windows to Wheeler Street elevation with simple brick arches. Door surrounded by classically detailed simple pilaster, entablature and cornice in painted timber. Jeffrey Street elevation has had some modifications, including recent brick infill and the addition of a modern corrugated metal garage door, fairly sensitive to the building's character. Surrounded by a mix of poorly maintained service buildings which would benefit from redevelopment.	Essential

Woollett Street – Like its neighbour Camden Street, Woollett Street appears to have been completely developed by 1848, with terraces along its full length. It also lost part of its terraces to make way for a railway tunnel.

Address	Listed/Unlisted	Description/Comments	Value to Character
1	Unlisted	Originally part of a long terrace built ca. 1840 in yellow stock brick (Flemish bond). Its fenestration has altered at ground floor although arched brick door surround and wedged stone lintel have been retained. Shares chimney stack with 41 Brewer Street. Side walled garden with public footpath.	Positive
3-7 (odd)	Unlisted	Although part of the original terrace on the western side of the street, the facades have been mostly reconstructed in multicoloured brick. Paired chimney stacks retained but fenestration altered, removing original lintels. Doors and windows are modern replacements.	Positive
9	Unlisted	The best-preserved example of what all cottages on this late-Regency terrace must have looked like. Yellow stock brick in Flemish bond. Retained features included wedged stone lintel over ground floor window and arched brick surround to door (fanlight no longer present).	Positive
Garage court between 9 & 11	Unlisted	Unattractive lock-up garages now occupy the site of terraces removed to make way for the railway tunnel.	Negative
11-15 (odd) & 6-16 (even)	Unlisted	Ca. 1840 terraced houses in yellow stock brick, all rendered and painted, thus providing a sense of symmetry. Rendering disguises some original features but brick arches over doors are still apparent, as are original paired chimney stacks with pots. Some iron hand rails remain. Satellite dishes to odd-	Positive

		numbered dwellings detract from their historical character.	
Parking area & park	Unlisted	Small-scale parking area now located where original houses were removed to build the railway tunnel which may benefit from more sensitive use. The park adjoining even-numbered dwellings is an important feature.	Parking: Neutral Park: Positive
1 County Rd	Unlisted	Attached to the odd-numbered terrace, built as a larger dwelling. Regular fenestration with two windows to ground and first floor, one to attic. One ground-floor window also to side. Rendered with modern window and door replacements as to terrace. Small front garden with low brick wall.	Positive
The Swan Public House	Unlisted	Attached to the even-numbered terrace on Woollett Street, this building is designated as an inn as early as the 1876 Ordnance Survey map but was likely build as part of the ca. 1840 development in yellow stock brick. Currently painted and roofed in concrete tiles. Fascia boarding follows curve of corner. Adaptation to an irregular site has provided the building with added character. The current extent of the building includes what was probable one of the original terraced houses but the main range is of a larger scale. Fenestration has been altered and is now irregular.	Positive
2 & 4	Unlisted	Originally part of a long terrace of cottages built ca. 1840. Although of yellow stock brick construction, much altered including fenestration. Number 4 is painted and rendered as numbers 6-16. Number 2 has lost its historic character	Positive

		due to the refacing of the façade in modern yellow bricks, the insertion of an additional window, and the addition of a modern red-brick arch. It has also lost its chimney stack. The space created while building the railway tunnel is now used as a car park and small wooded park.	

Minor Adjustments – A small adjustment is also proposed to the Conservation Area boundary to the rear of gardens along the north of Brewer Street to accommodate logical property boundaries. Another adjustment would include land between Union and Brewer Streets where a modern development now sits. This site also contains buildings in Starnes Court, most of which were excluded in the initial designation, to follow more logical lines. One additional site is suggested for inclusion on Church Street to include a building which was part of the Cutbush Almshouses development.

Address	Listed/Unlisted	Description/Comments	Value to Character
Priory Gate	Unlisted	Office development built in the late 1980s. Three storeys with balcony to second floor with Doric columns supporting roof over. Hipped slate roof with deep eaves. Yellow brick with rusticated, rendered ground floor. Red brick string courses and soldier-course detailing to sash windows. Steel Juliet balconies and top-floor railings. Irregular footprint provides a courtyard-like setting. A positive example of sensitive urban development which has revitalised this part of the town.	Positive
1-4 Starnes Court	Unlisted	L-shaped former outbuilding with hipped slate roof, probably originated in the 1870s. Ground floor multicoloured Flemish-bond brick to central courtyard, rendered to rear elevations. Some areas of modern brickwork from conversion of building to mixed retail and offices in the 1980s. First	Positive

		floor weatherboarded in a dark stain. Modern timber-framed casement windows and doors.	
8-16 Starnes Court	Unlisted	Two-storey, mixed-use development with ground floor retail purpose-built in the 1980s in red stretcher-bond brick. Lighter brick quoins to windows, doors and corners. Five weather-boarded gables, three projecting, two of which have bay windows. Timber-framed casement windows and shopfronts of uniform design. Slate roof. Covered veranda. Of modest scale and carefully considered design, this building represents a modern development which harmonises well with its more historical surroundings.	Neutral
33 Church Street	Unlisted	Built ca. 1865, as part of the Cutbush Almshouses development. 3 storeys, front façade in red brick side in yellow stock brick (Flemish bond). Clay tiled roof. Half-hipped gable facing the street with deep moulded brick detail around the eaves. All original windows remain with glazing bars intact – tripartite sashes with narrow margin lights to ground floor, paired timber sliding sashes to first floor, and single sash to second floor. Windows have Gothic Revival arched heads. Original door also remains, with undecorated semi-circular fanlight and gauged brick arch. Iron railings separate front garden from the street. No chimney stack. Modern garage in yellow brick separates this building from the almshouses. Small satellite dish and wires affixed to first floor intrude somewhat on an otherwise well preserved building.	Essential

These proposals for boundary changes will be the subject of further consultations with affected residents, landowners and other interested bodies as part of the designation process and will be subject to Member approval. The boundary changes are considered to be of high priority.

V Principles for Development Control

Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the Conservation Area. To this end, the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its setting:-

1. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the more detailed guidance of PPG15 and any subsequent revisions, additions or replacement government guidance.

2. The Council will apply the relevant policies of the Kent and Medway Structure Plan and any relevant saved policies from the Maidstone Borough-Wide Local Plan 2000 until such time as these policies are replaced by policies in the emerging Local Development Framework.

3. The Council will require all planning applications and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the Conservation Area; it should also cover any access issues which exist. In some cases a separate Heritage Statement will also be required.

4. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which will be retained. The application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to Construction – Recommendations'. It should also include details of any proposed works to, and methods for protecting, any retained tree. Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be registered.

5. Outline planning applications will not be accepted for proposals within the Conservation Area or on sites affecting its setting.

6. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the Conservation Area or affecting its setting.

7. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of

the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition.

8. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, Conservation Area Consent will not be granted for the demolition of buildings identified as being "essential" to the character of the Conservation Area, and is unlikely to be granted for those rated as "positive"; buildings cited as "neutral" may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to be "negative" will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.

9. New developments should utilise building materials appropriate to the Conservation Area – these are:
    a) Yellow stock bricks are the predominant material, but red stock bricks will be appropriate in certain locations.
    b) Painted brick.
    c) Ragstone.
    d) Render.
    e) Clay plain tiles or natural slate for roofs.
    f) Painted timber windows.

   In the case of red stock bricks and tiles it will be important for them to be made of Wealden Clays or clays of similar geological formation. Similarly, yellow stock bricks should be made from Thames Valley clays or clays of similar geological formation.

10. Buildings should respect the predominant scale of buildings in the Conservation Area, which is modest. Buildings should not exceed 3 storeys in height (although attic accommodation may be acceptable). Bungalows will not be considered to be appropriate to the character of the Conservation Area.

11. Developments should preserve trees which are healthy and make a significant contribution to the character of the Conservation Area, whether or not they are protected by a Tree Preservation Order.

12. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:
    a) Extensions should normally be of matching materials, design and detailing to the host building, and should be subservient in scale.
    b) Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule

a dormer should not occupy more than about one third of the overall height of the roof. Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally-detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large "box" dormers will not be considered appropriate, neither will dormers which extend above the existing ridge height. In terraces where dormers do not exist already it is unlikely that permission will be given for them on front elevations.

c) Rooflights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. "Conservation Rooflights" which sit close to the roof slope should be used.
d) Porches can have a disruptive effect on the appearance of regularly designed terraces and semi-detached buildings, and on all buildings if too large or poorly designed. They are likely to be considered inappropriate throughout most of the Conservation Area. In isolated instances where they may be appropriate in principle, porches should be of modest size and be of appropriate design for the building to which they are to be attached. They should not obscure original architectural features such as doorcases and doorhoods.
e) Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.
f) Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedges, walls of brick or ragstone, or cast iron railings. Close-boarded fences have an unfortunate suburban character and will not normally be considered appropriate except in rear gardens where they are not readily visible from the streets or other public spaces.

VI Enhancement Proposals

Article 4 Directions

The Conservation Area Appraisal revealed that significant damage to the character of the Conservation Area had been occasioned in the past by alterations to unlisted single dwelling houses carried out under permitted development rights granted by the Town and Country Planning (General Permitted Development) Order (GPDO). Such alterations include re-roofing in inappropriate materials and replacement windows and doors of inappropriate design or materials (they are often in uPVC). Whilst individually such alterations may be minor, their cumulative impact is substantial.

Articles 4(1) and 4(2) of the GPDO enable local planning authorities to make directions to withdraw such permitted development rights. Directions under Article 4(1) can be applied to any land and any type of building and can remove any permitted development right specified in the Direction; a Direction under Article 4(1) needs to be approved by the Secretary of State.

Article 4(2) Directions can only be made within conservation areas, and can only apply to single dwelling houses and their ancillary buildings. The individual permitted development rights which can be removed are limited to specified classes of development and only those parts of buildings which front onto highways, waterways

or open spaces can be covered by an Article 4(2) Direction. However, there is no need to obtain the approval of the Secretary of State.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. Such evidence has been obtained in the production of the Conservation Area Appraisal.

Holy Trinity Conservation Area is already protected by an Article 4(2) Direction. Should the proposed boundary extension be approved, the Council would seek to extend the Article 4(2) Direction to the entire area as the areas up for consideration have already suffered a fair amount of erosion of character due to insensitive minor development such as the installation of dormer windows, satellite dishes, plastic doors and windows, inappropriate façade treatments, and hardstanding to front gardens. Given the lack of listed buildings in the proposed extension area, this Article 4(2) Direction would be an important tool in the preservation and enhancement of the character of the area. The Council would seek the Article 4(2) Direction as a matter of urgency subsequent to any approval of the boundary extension proposal.

Enforcement Strategy

Unauthorised development may seriously harm the character of the Conservation Area 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. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 9 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.

Buildings in Disrepair

This is currently not a significant issue in the Conservation Area. However, 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 significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:

i. Urgent Works Notices (Sections 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant listed building or, with the prior approval of the Secretary of State, a vacant unlisted building whose preservation is considered important to the maintenance of the character and appearance of the Conservation Area. 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 day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.
ii. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.

iii. "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.

Trees

Trees can be important contributors to the character of the Conservation Area. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level, are protected under Section 211 of the Town and Country Planning Act 1990. Six week's formal notice to the Council is required for any proposal to cut down or carry out work to such trees (a Section 211 Notice). Some trees are already protected by Tree Preservation Orders and the Council will consider the making of further orders where appropriate and expedient. If a tree is considered dead, dying or dangerous, the person proposing to remedy the problem is advised to give the Council 5 day's prior notice to establish whether a notice or consent under Tree Preservation Order legislation is required.

New developments will be expected to retain existing trees of merit and, where appropriate, suitable new tree planting may be required as a condition of the grant of planning permission. A full planning permission which details works to protected trees overrides the requirement to give notice or obtain consent separately for such tree work.

However, anyone who otherwise carries out work to a tree in a Conservation Area without giving the necessary notice or obtaining the necessary consent where the tree is subject to a tree preservation order is likely to be guilty of an offence punishable by a fine. There may also be a requirement to plant a replacement tree of appropriate size and species at the same place as soon as it can be reasonably done. This duty may also apply where a tree has been removed because it was dead, dying or dangerous.

Shop Fronts and Signs

The Conservation Area Appraisal identifies where the facades of shops are deemed to be out of keeping with the character of the area. Maidstone Borough Council will conduct a survey of signs and shopfronts in order to take action against those which are unauthorised, and will re-survey the area on a regular basis in order to monitor further changes.

Reinstatement of Characteristic Features

As identified in the Appraisal, Holy Trinity Conservation Area has a number of features – such as railings, windows and doors – which provide the area's unique character. Whenever possible, the Council will encourage the reinstatement of these important features to their original detail.

Hard Standing

The Appraisal indicates that the character of the Conservation Area has also been affected by the introduction of hard standing in front gardens. While the Article 4(2) Direction is used to control such development in new applications, the Council would also encourage the removal of existing hard standing to reinstate front gardens where appropriate.

Wirescape

The intrusive nature of overhead wiring and associated poles is also brought out in the Conservation Area Appraisal. The Council will therefore negotiate with the relevant statutory undertakers to seek improvements to or the removal of such wiring, subject to the identification of a suitable budget to carry out such works.

Road Signs, Lighting and Other Street Furniture

The choice of street furniture can also have a significant impact on the character of the Conservation Area. Where these have been deemed to be inappropriate, the Council will negotiate with the Highways Authority to seek improvements and the rationalisation of such features as road signs, bollards, and lighting to preserve the character of the area.

Car Parking and Vacant Sites

In this town centre location, a number of sites are currently used to accommodate car parking. As noted in the Appraisal, these sites have a negative impact on the historic character of the area. The Council will encourage the sensitive redevelopment of these sites, subject to adequate alternative parking provision being identified.

VII Review & Practice Procedures

The Conservation Area Appraisal and Management Plan will be reviewed after a period of five years and any appropriate amendments will be made to reflect changing circumstances.

A comprehensive photographic survey of the Conservation Area will be carried out every four years at least, in order to monitor changes and identify unauthorised works.

VIII Action Plan Summary

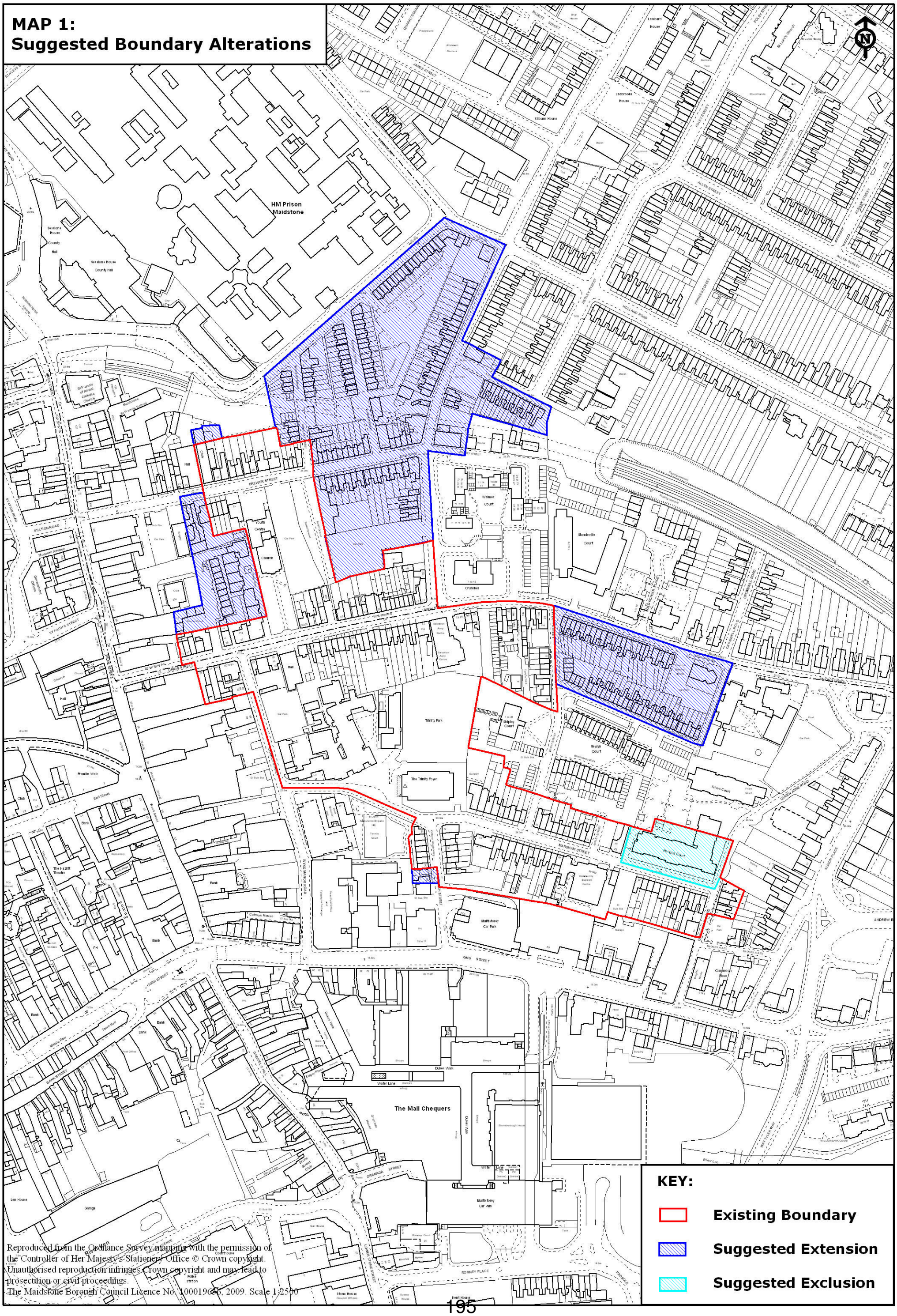
Measures to remedy breaches of planning or listed building control and the disrepair of buildings will be pursued in an ongoing fashion whenever appropriate. A summary of action to be taken on specific issues follows:-

Issue	Action	Responsibility	Priority
Suggested boundary extension	Research and propose appropriate changes to the boundary for	HLD Cabinet Member for Regeneration	High

	approval of Cabinet Member for Regeneration. Conduct public consultation.		
Expansion of Article 4(2) into suggested extension	Submit report for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Inappropriate shopfronts and signs	Conduct survey and take action where possible and appropriate.	HLD DC	Medium
Intrusive wirescape	Identify problematic areas and liaise with public utilities to encourage more sensitive approaches.	HLD Utilities	Low
Inappropriate road signs, lighting, and other street furniture	Identify problematic areas and liaise with Kent County Council Highways to encourage more sensitive approaches.	HLD Kent County Council Highways	Medium
Redevelopment of car parking and vacant sites	Encourage sensitive approaches through development control process.	HLD DC	As opportunities allow

Key:
DC = Development Control
HLD = Heritage, Landscape & Design Team

MAP 1:
Suggested Boundary Alterations



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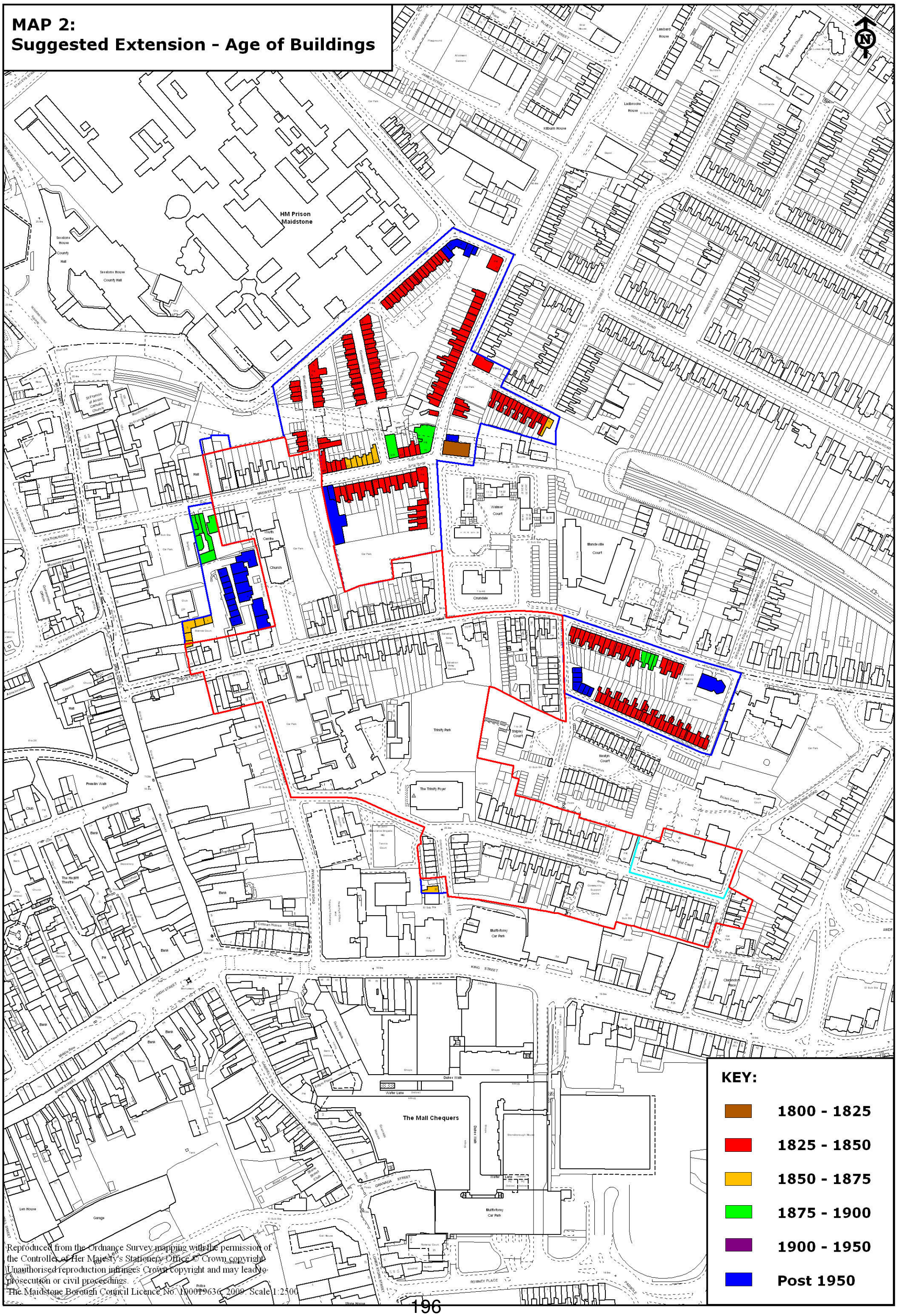
MAP 2:
Suggested Extension – Age of Buildings



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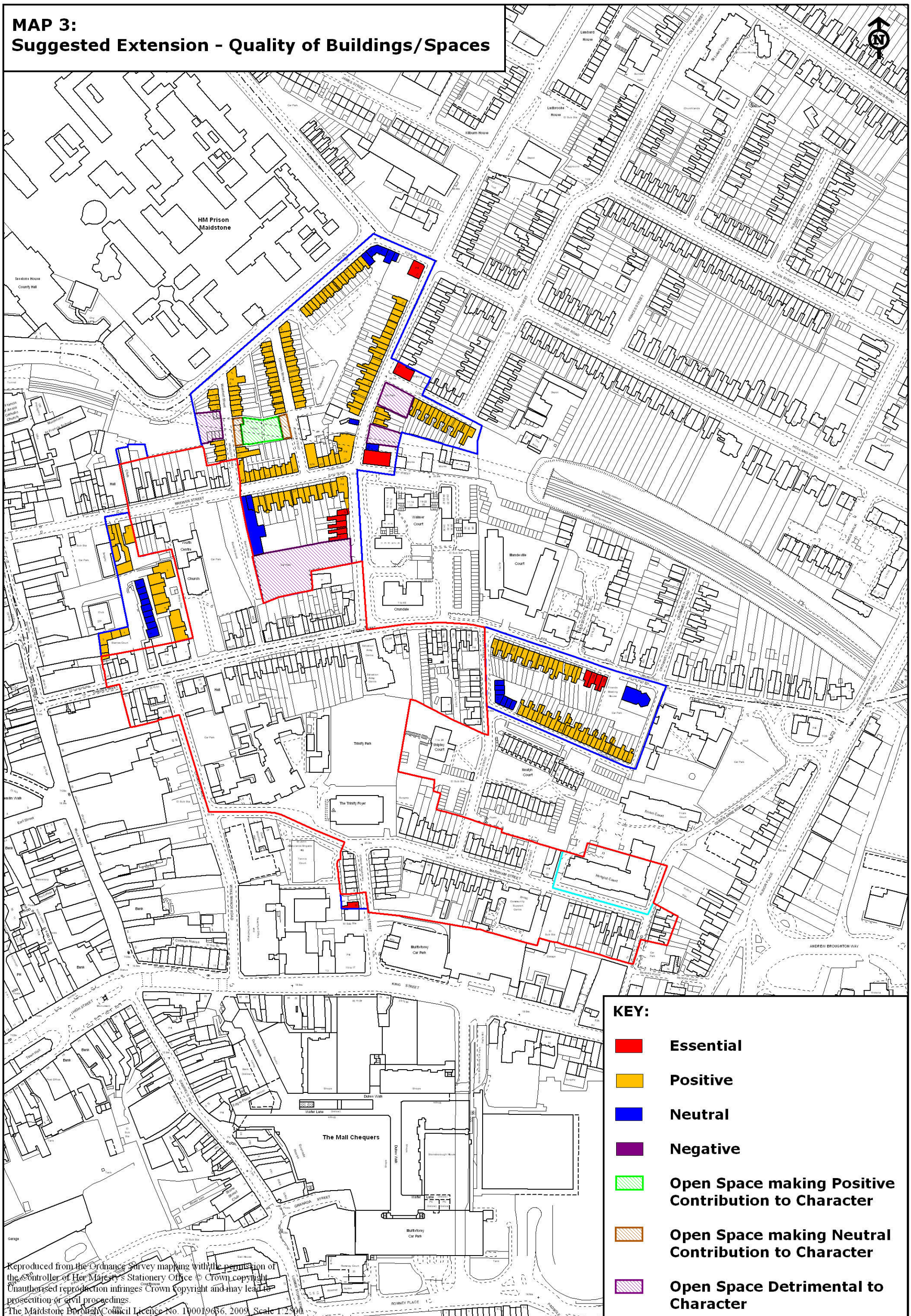
MAP 3:
Suggested Extension - Quality of Buildings/Spaces



THE MAIDSTONE BOROUGH COUNCIL

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MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR REGENERATION

REPORT OF ASSISTANT DIRECTOR OF DEVELOPMENT AND COMMUNITY STRATEGY

Report prepared by Mike Parkinson
Date Issued: 4th March 2010

1. DETLING CONSERVATION AREA: MANAGEMENT PLAN

1.1 Key Issue for Decision

1.1.1 To agree the Management Plan for Detling Conservation Area for adoption and publication.

1.2 Recommendation of Assistant Director of Development and Community Strategy

1.2.1 That the Cabinet Member agrees that the text of the Conservation Area Management Plan for Detling Conservation Area, as amended following consultation, and attached as **Appendix A** to this report, be approved for adoption and publication subject to any necessary minor editorial amendments to be made by the Assistant Director of Development and Community Strategy.

1.3 Reasons for Recommendation

1.3.1 The original draft of the management plan for Detling Conservation Area was approved for consultation purposes by the Cabinet Member on 17th December 2009 and was the subject of consultation in accordance with the aims of the Council's adopted Statement of Community Involvement. This included the following bodies and individuals:-

- English Heritage
- Kent County Council
- Detling Parish Council
- Ward Member/s
- The Campaign to Protect Rural England
- Other relevant organizations with an interest in the particular areas, e.g. Kent Downs AONB Unit.

In addition, a copy was placed on the Borough Council's website and a press release placed in the Kent Messenger. Copies were also

deposited at Maidstone and Springfield Libraries and at The Gateway, the latter accompanied by an exhibition. Internal consultations were carried out with the development control section. In addition, a drop-in session was held in The Gateway on 25th January.

1.3.2 A public meeting was held in Detling Village Hall on 29th January at which the proposals were discussed.

1.3.3 One written response has been received in response to the consultation exercise. The Parish Council has asked that the proposal to deal with intrusive wirescape should have its priority upgraded from medium to high; the text of the Management Plan has been amended accordingly to take account of this reques

1.3.4 Summary of Key Proposals. Major proposals incorporated in the Management Plan include:

- The extension of the Conservation Area to include East Court, its grounds and former outbuildings.
- The introduction of an Article 4 Direction.
- Enhancement proposals to include dealing with intrusive Wirescape and the re-modelling of the junction of The Street and Hockers Lane.

1.3.5 All of these elements will require separate procedural steps and will be subject to further consultation, with the aim of completing this programme over the next 24 months.

1.4 Alternative Action and why not Recommended

The alternative would be not to approve the Management Plan for adoption and publication. However, following this course of action would mean that the Council was not complying with national guidance and best practice.

1.5 Impact on Corporate Objectives

1.5.1 The management plan will result in clear guidance regarding the important features and character of Detling Conservation Area for all parties involved in projects, or decision making within them, and should thus assist in the attainment of corporate objectives.

1.6 Risk Management

The key area of risk is managing local expectation. The publication of an up to date Management Plan sets out an action plan summary, a series of measures to remedy breaches of planning or listed building control, the disrepair of buildings and general environmental improvements, together with a priority list. There is no budget or staffing resource allocated to implement these actions and many are outside of the Council's direct control. Where Maidstone is not the lead authority it needs to be made clear that officers might exert influence but do not have the power to carry out the proposed action. Actions within the Council's powers, where there is no direct cost implication, can be built into next year's revised work programme for Conservation Area Appraisals and Management Plans. This will obviously take into account current staff resources but will clearly not address any financial implications which, as yet, are not fully quantifiable.

1.7 Other Implications

1.7.1

1.	Financial	
2.	Staffing	
3.	Legal	
4.	Equality Impact Needs Assessment	
5.	Environmental/Sustainable Development	X
6.	Community Safety	
7.	Human Rights Act	
8.	Procurement	
9.	Asset Management	

Environmental/Sustainable Development

Conservation Area Appraisals and Management Plans should assist in the attainment of consistent decisions on development proposals and give greater ability to ensure that the high environmental qualities of conservation areas are protected. Management Plans will address how sustainability can best be integrated into conservation areas without compromising their special character. The Management Plans can be instrumental in building

partnerships for positive action by the Council with Parish Councils, English Heritage and other parties.

1.8 Relevant Documents

1.8.1 Appendices

1.8.2 Appendix A, Detling Conservation Area Management Plan

1.8.3 Background Document

1.8.4 609/111/01 – Detling Conservation Area

Detling Conservation Area Appraisal

Detling Conservation Area Management Plan Consultation Responses

IS THIS A KEY DECISION REPORT?

Yes		No	X

If yes, when did it first appear in the Forward Plan?

……..

This is a Key Decision because: ……..

……..

Wards/Parishes affected: ……..

……..

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

Malcolm Greer — Cabinet Member for Regeneration
Telephone: 01634 862876
E-mail: malcolmgreer@maidstone.gov.uk

Mike Parkinson — Principal Conservation Officer
Telephone: 01622 602335
E-mail: mike Parkinson@maidstone.gov.uk

Detling Conservation Area Management Plan

Maidstone Borough Council
DRAFT FOR ADOPTION
FEBRUARY 2010

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Detling Conservation Area Management Plan

I Introduction

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities, from time to time, to formulate and publish policies and proposals for the preservation and enhancement of conservation areas. Section 69 of the 1990 Act also imposes the duty on the local authority to determine from time to time whether any further parts of the borough should be included within a conservation area.

Recent guidance from English Heritage (Guidance on the Management of Conservation Areas) published in February 2006 suggests that proposals for the preservation and enhancement of conservation areas should take the form of a mid- to long-term strategy setting objectives for addressing issues and recommendations for action arising from a previously published conservation area appraisal and identifying any further or more detailed work needed for their implementation. Such a strategy is generally given the title of a conservation area management plan.

It is important to note that a conservation area management plan cannot, of itself, introduce entirely new planning policies. Instead it will need to refer back to the original legislation; to government guidance (mainly Planning Policy Guidance Note 15 for listed buildings and, to a lesser extent, Planning Policy Guidance Note 16 relating to archaeology); to approved structure plan and local plan policies; and to the emerging Local Development Framework. It can interpret established legislative provisions and planning policies and explain how they will be applied within the conservation area to ensure its preservation and/or enhancement. If any particular issues are identified which do require new policies to be drawn up, the management plan can indicate these and set a programme for their development as part of the Local Development Framework process.

This Management Plan for Detling Conservation Area sets out the means proposed for addressing the issues identified in Section IV of the Detling Conservation Area Appraisal, adopted by the Council on 26th March 2008, and outlines the proposals for boundary changes as also suggested by the Appraisal.

II The Conservation Area Appraisal

The Detling Conservation Area Appraisal sought to establish the key elements which combine to produce the special architectural and historic interest of the Conservation Area, to explain how it has developed into its present form, and to identify pressures and developments which threaten its special character or sites and features which detract from its appearance.

The Appraisal's analysis of character provides a basis from which to make consistent and informed development control decisions and to frame design guidance; it also indicates areas of concern which require attention outside of the development control process. It forms the springboard for the proposals of this Management Plan.

The Appraisal finds a number of positive elements which contribute to the special character of the Conservation Area. These may be summarised as follows:

- The survival of a high proportion of historic buildings (both listed and unlisted).
- Little modern redevelopment – that which does exist is of appropriate scale and materials.
- A consistent small scale of buildings.
- The dominant use of a limited palette of largely local building materials.
- A differing pattern of development on either side of The Street.
- The importance of trees, both within the Conservation Area and as a backdrop to it.
- The importance of the open landscape setting, particularly to the west and north of the Conservation Area.
- The linear pattern of development along a single main street.
- A predominance of steeply-pitched roofs.
- A largely residential character, but with social facilities such as the village store/post office, the Cock Horse pub and the parish church adding to its vitality.

Conversely, the Appraisal identifies a number of features which detract from the special character of the Conservation Area. These can be summarised as follows:

- The cumulative impact of "minor" alterations such as replacement windows and doors (often in uPVC) or re-roofing in inappropriate materials to unlisted dwelling houses where such alterations currently enjoy permitted development rights and are not therefore subject to the need for planning permission.
- Telegraph poles and overhead wiring.
- The crash barrier at the junction of The Street with Hockers Lane.
- Some examples of inappropriate types of boundary enclosure such as close-boarded fences, concrete block walls or modern railings.
- Noise and light pollution caused by the proximity of the A249.
- The weak character of the approach and entrance to the Conservation Area along the Pilgrims Way from the west.

The Appraisal also suggests that it may be appropriate to consider the extension of the Conservation Area to include East Court, its grounds and outbuildings. This is studied in more detail in Section 4 of this Management Plan together with other proposals for rationalising the boundary.

III Policy Background

Planning Policy Guidance Note 15

National policy and advice regarding conservation area matters is given in Planning Policy Guidance Note 15 – Planning and the Historic Environment (PPG15). Paragraph 4.2 of PPG15 points out that the quality and interest of areas rather than individual buildings is the prime consideration in identifying conservation areas and that conservation policy should address the quality of the townscape in its broadest sense as well as the protection of individual buildings. It suggests that a wide range of factors can contribute to the special character of conservation areas – for example, the historic layout of property boundaries and roads/streets/paths; the mix of uses; characteristic materials; appropriate scaling and detailing of new buildings; the quality of advertisements, shopfronts and street furniture; the nature of hard and soft surfaces; vistas along streets and between buildings; and the impact of traffic.

Paragraph 4.3 of PPG15 goes on to identify the importance of keeping the boundaries of existing conservation areas under periodic review to ascertain whether any changes are required.

Paragraph 4.5 of PPG 15 suggests that designation of a conservation area in itself is unlikely to be effective without the formulation of specific policy guidance, and paragraph 4.9 reminds local planning authorities of the duty imposed on them by Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of conservation areas and for these to be submitted to a "public meeting" in the area. Paragraph 4.16 points out that such proposals cannot realistically seek to prevent all new development and should instead concentrate on the controlled and positive management of change; indeed, it is suggested that there may be instances where redevelopment will be a means of enhancing character.

The South East Plan

The approved Strategic Plan is the South East Plan, published in May 2009. Policies within it which are relevant to all conservation areas in the region are:-

- Policy BE1 – This policy applies generally, not just within conservation areas. It requires all local authorities to promote and support design solutions for new developments which are relevant to their context and respect local character and distinctiveness; it also encourages the sensitive re-use of redundant or under-used historic buildings.
- Policy BE6 – This policy requires local authorities to adopt policies which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness.

Within Detling specifically, because of its situation within the Kent Downs Area of Outstanding Natural Beauty (AONB), Policy C3 of the South East Plan also applies. This states that within the region's AONBs high priority will be given to the conservation and enhancement of natural beauty. Small scale development to meet local social or economic needs may be permissible if it does not conflict with these aims and is sustainably located and designed.

The Maidstone Local Development Framework

Maidstone Borough Council has begun the preparation of its Local Development Framework which will form the successor to the Maidstone Borough Wide Local Plan 2000. A supplementary planning document to cover conservation areas has not yet been produced, and whilst this Management Plan indicates how national and local policies will be applied in the on-going management of the conservation area, it is not in itself a planning policy document and does not form part of the Local Development Framework. Only some of the policies in the Maidstone Borough Wide Local Plan 2000 continue to form part of the Development Plan since 28th September 2007 – these are known as "Saved Policies". No policies specific to conservation areas are included within these Saved Policies, but Policy ENV33 relating to the Kent Downs AONB is – this policy essentially reflects Policy EN4 of the Kent and Medway Structure Plan but also states that any new buildings should reflect the traditional character of buildings in the area insofar as their design, siting and materials is concerned.

IV Proposed Boundary Changes

The Conservation Area Appraisal suggests that one significant extension to the designated area be considered, to include East Court, its grounds and outbuildings. The reasons for this are:

- The quality and interest of East Court itself.
- The quality and interest of various other outbuildings formerly associated with East Court, such as The Stables and the listed dovecot in the grounds of Medway House.
- The contribution which the open grounds of East Court make to the character of the village and the importance of trees along the northern boundary which screen the A249.
- The currently unsatisfactory boundary line which does not follow identifiable features on the ground and cuts through buildings in some places.

A detailed description of all buildings and sites within this suggested extension follows. These descriptions are based on examination from the street and aerial photographs and by historic map analysis. Buildings have not been examined internally or from non-public viewpoints.

In addition to a physical description, buildings and structures have been assessed according to their potential value to the character of the Conservation Area. They have been graded as follows:

- Essential - buildings/sites which, because of their high historic architectural interest or townscape function must be retained.
- Positive - buildings/sites which would make a positive contribution to the character and interest of the Conservation Area and whose retention should be encouraged wherever possible. Some buildings in this grade may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily.
- Neutral - buildings/sites which do not harm the character of the area but whose retention is not necessary.
- Negative - buildings/sites which harm the area's character and where redevelopment would be advantageous.

Address	Listed/Unlisted	Description/Comments	Value to Character
East Court, Detling Hill	Unlisted	A large building in substantial grounds, although housing development in the 1970s resulted in the loss of large areas of the original grounds. The current house probably dates from circa 1850 and replaces the original manor house which stood to the south west, near the surviving Tudor gateway at	Essential

		the junction of Pilgrims Way and The Street. White-painted with clay tile roof and prominent clustered brick chimney stacks. Multi-gabled with deeply-projecting eaves and decorated bargeboards. Small-paned casement windows.	
The Stables, Detling Hill	Unlisted	A former outbuilding to East Court, now converted to a house. Probably of late 18th/ early 19th Century date. Brick and white-painted weatherboarding with clay tile roof. Mainly modern casement windows, but lunette windows to first floor of south elevation probably occupy original openings. Modern conservatory addition to south elevation.	Essential
Tudor Gate, Detling Hill	Unlisted	A large L-shaped bungalow dating from the second half of the 20th Century. The north-south arm of this building already lies within the Conservation Area. Brick with half-hipped tiled roof. A building whose form is alien to the character of the Conservation Area, but its low eaves height limits its visual impact.	Neutral
Medway House, Pilgrims Way	Unlisted	Built in the 1970s in the former grounds of East Court. Detached house, brick and tile-hung with half-hipped tiled roof.	Neutral
Outbuilding in back garden of Medway House	Unlisted	Probably late 18th/ early 19th Century. A timber-framed building previously forming an agricultural outbuilding to East Court. Clay tiled roof.	Positive
Dovecot in front garden of Medway House	Listed Grade II	An 18th Century brick dovecot with a pyramidal clay tile roof.	Essential

South View Lodge, Pilgrims Way	Unlisted	Built in the 1970s in the former grounds of East Court. A detached house of brick and tile-hanging with a half-hipped tiled roof. Trees along the Pilgrims Way frontage are important features of the approach to the Conservation Area from the east.	Neutral

A small adjustment is also proposed to the Conservation Area boundary to the rear of the original Victorian school building on the western side of The Street. At present, the boundary does not follow a logical line and bisects one of the modern school buildings. It is proposed to re-align the boundary along the rear of the Victorian building and exclude entirely the modern building, thus resulting in a small area being deleted from the Conservation Area.

These proposals for boundary changes will be the subject of further consultations with affected residents, landowners and other interested bodies as part of the designation process and will be subject to Member approval. The boundary changes are considered to be of high priority.

V Principles for Development Control

Sensitive and responsive management of development pressure is required in order that new developments do not spoil the character and appearance of the Conservation Area. To this end, the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its setting:-

1. The Council will apply the principles, guidance and regulations set out by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the more detailed guidance of PPG15 and any subsequent revisions, additions or replacement government guidance.
2. The Council will apply the relevant policies of the Kent and Medway Structure Plan and any relevant saved policies from the Maidstone Borough-Wide Local Plan 2000 until such time as these policies are replaced by policies in the emerging Local Development Framework.
3. The Council will require all planning applications and applications for listed building consent to be supported by a Design and Access Statement. This should be a brief but thorough document setting out the reasons for the development, explaining how the design has been evolved and showing how it will preserve or enhance the character of the Conservation Area; it should also cover any access issues which exist. In some cases a separate Heritage Statement will also be required.
4. Applications must be accompanied by clear and accurate drawings showing the proposed development in detail and illustrating how it fits in to its context. Drawings should clearly indicate materials to be used in producing the external finish and architectural details of proposed buildings. Site plans should accurately depict the positions of trees on or adjacent to the site and show clearly those which will need to be removed and those which will be retained. The application should include a survey by a professional arboriculturist to comply with current British Standard BS5837, 'Trees in Relation to Construction – Recommendations'. It should also include details of any

proposed works to, and methods for protecting, any retained tree. Photographs and other illustrative media are encouraged. Any applications which fail to provide adequate detail will not be registered.

5. Outline planning applications will not be accepted for proposals within the Conservation Area or on sites affecting its setting.
6. The Council will make use of technically experienced and qualified officers in guiding the assessment and determination of all applications within the Conservation Area or affecting its setting.
7. The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such case, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition.
8. In dealing with applications for the redevelopment of existing buildings, the Council will have regard to the detailed building assessments as set out in the Conservation Area Appraisal and in this Management Plan. Except in the most exceptional circumstances, Conservation Area Consent will not be granted for the demolition of buildings identified as being "essential" to the character of the Conservation Area, and is unlikely to be granted for those rated as "positive"; buildings cited as "neutral" may be considered appropriate for redevelopment, subject to the quality of any replacement scheme constituting an improvement over current circumstances; the redevelopment of sites and buildings judged to be "negative" will usually be encouraged so long as any scheme is appropriate to its context. Conservation Area Consent will not normally be granted to demolish buildings in the absence of an approved scheme of redevelopment.
9. The Maidstone Borough-Wide Local Plan 2000 includes nearly all of the Conservation Area within an area identified as appropriate for minor residential development as set out in Policy H27 (one of the "saved" policies) – normally, this would be restricted to proposals for one or two houses. Despite this policy it will also be necessary for any new housing development proposals to illustrate that it is appropriate within the context of the Conservation Area and will not harm its special character. It is considered that the scope for new developments within the Conservation Area is very limited, but in dealing with any proposals the Council will have regard to the following considerations in addition to those set out in point 8 above:
    a) Development should respect the essentially linear form of the existing village.
    b) The Conservation Area Appraisal identifies a difference in the character of built development between the two sides of The Street, wit the east side being more intensively developed. Proposals for new development will need to acknowledge this difference in their form and layout. Space between buildings as well as the character of the buildings themselves is an important factor contributing to the overall character of the Conservation Area, and it should be borne in mind as a general rule that the larger the building the larger the open space around it needs to be in order to provide it with an appropriate setting.

c) New developments should utilise building materials appropriate to the Conservation Area – these are:
   i. Red or yellow stock bricks.
   ii. Painted brick.
   iii. Ragstone (except in the church largely confined to plinths or boundary walls and it is only in such features that it will be appropriate in new development).
   iv. Flint.
   v. Render.
   vi. Dark-stained or white-painted feather-edged weatherboarding.
   vii. Clay plain tiles for roofs or tile-hanging.
   viii. Painted timber windows.

   In the case of red stock bricks and tiles it will be important for them to be made of Wealden Clays or clays of similar geological formation. Similarly, yellow stock bricks should be made from Thames Valley clays or clays of similar geological formation.

d) Buildings should respect the predominant scale of village buildings, which is modest. Buildings should not exceed 2 storeys in height (although attic accommodation may be acceptable). Bungalows will not be considered to be appropriate to the character of the Conservation Area.

e) Developments should preserve trees which are healthy and make a significant contribution to the character of the Conservation Area, whether or not they are protected by a Tree Preservation Order.

10. The Council will seek to protect the attractive open setting of the Conservation Area, particularly to its northern and western sides.

11. In dealing with proposals for extensions and other alterations to existing buildings, the Council will have regard to the following considerations:

a) Extensions should normally be of matching materials, design and detailing to the host building, and should be subservient in scale.

b) Dormer windows may be acceptable, depending on their position, number, scale and design. No more than one or two dormers per elevation will normally be considered appropriate and as a general rule a dormer should not occupy more than about one third of the overall height of the roof. Depending on circumstances, dormers should either be covered by a pitched clay tiled roof or, in the case of smaller or shallower roofs, a flat lead roof above a traditionally-detailed cornice. They should not appear crowded together or be located too close to hip or gable lines. Large "box" dormers will not be considered appropriate; neither will dormers which extend above the existing ridge height.

c) Rooflights may be considered acceptable and will be subject to the same provisos as dormers in relation to numbers, position and scale. "Conservation Rooflights" which sit close to the roof slope should be used.

d) Porches can have a disruptive effect on the appearance of regularly designed terraces and semi-detached buildings, and on all buildings if too large or poorly designed. The Council will consider all proposals for porches carefully and where necessary will resist them. Where appropriate in principle, porches should be of modest size and be of appropriate design for the building to which they are to be attached.

e) Garden outbuildings and garages should be small- scale and discretely sited. They should be built of materials appropriate to the Conservation Area as set out above. The siting of garages in positions in advance of the front walls of houses will not be appropriate. Garage doors should

ideally be of traditional timber framed, ledged and braced design, but up-and-over doors of vertically-grooved design may be acceptable in certain locations; double garages should preferably be accessed by two single doors. Elaborate door designs of spurious historical detail (e.g. neo Tudor) should be avoided.

f) Satellite dishes will only be considered acceptable when they cannot be readily seen from the streets or other public spaces.

g) Boundary enclosures can have a significant effect on the character of the Conservation Area. The most appropriate forms are considered to be hedges, walls of brick, flint or ragstone, or picket fences. Close-boarded fences have an unfortunate suburban character and will not normally be considered appropriate except in rear gardens where they are not readily visible from the streets or other public spaces.

VI Enhancement Proposals

Article 4 Directions

The Conservation Area Appraisal revealed that significant damage to the character of the Conservation Area had been occasioned by alterations to unlisted single dwelling houses carried out under permitted development rights granted by the Town and Country Planning (General Permitted Development) Order (GPDO). Such alterations include re-roofing in inappropriate materials and replacement windows and doors of inappropriate design or materials (they are often in uPVC). Whilst individually such alterations may be minor, their cumulative impact is substantial.

Articles 4(1) and 4(2) of the GPDO enable local planning authorities to make directions to withdraw such permitted development rights. Directions under Article 4(1) can be applied to any land and any type of building and can remove any permitted development right specified in the Direction; a Direction under Article 4(1) needs to be approved by the Secretary of State.

Article 4(2) Directions can only be made within conservation areas, and can only apply to single dwelling houses and their ancillary buildings. The individual permitted development rights which can be removed are limited to specified classes of development and only those parts of buildings which front onto highways, waterways or open spaces can be covered by an Article 4(2) Direction. However, there is no need to obtain the approval of the Secretary of State.

Government guidance on the use of Article 4 Directions is given in Department of the Environment Circular 9/95, which states that permitted development rights should only be withdrawn where firm evidence exists that damage to the character and appearance of a conservation area is likely to take place or is already taking place because of the exercise of such rights. Such evidence has been obtained in the production of the Conservation Area Appraisal.

Within Detling Conservation Area there are a large number of listed buildings which are protected from unsuitable alteration by listed building legislation. In addition, non-residential buildings enjoy little in the way of permitted development rights. Nevertheless, there are a number of unlisted single dwelling houses which have either already been unsympathetically altered or which are vulnerable to further such alteration. The Council will, therefore, as a matter of priority, consider the making of an Article 4 Direction to cover appropriate parts of the Conservation Area.

Enforcement Strategy

Unauthorised development may seriously harm the character of the Conservation Area 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. Parallel powers to serve listed building enforcement notices regarding unauthorised works to listed buildings also exist by virtue of Section 9 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.

Buildings in Disrepair

This is currently not a significant issue in Detling Conservation Area. However, 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 significantly adversely affect the character of the Conservation Area or to endanger the future of a listed building. These powers are:

i. Urgent Works Notices (Sections 54 and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Such notices can be served in respect of any vacant listed building or, with the prior approval of the Secretary of State, a vacant unlisted building whose preservation is considered important to the maintenance of the character and appearance of the Conservation Area. 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 day's notice, after which the Council may carry out the specified works and reclaim the costs from the owner.
ii. Listed Building Repairs Notices (Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990. 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.
iii. "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.

Trees

Trees are identified as important contributors to the character of the Conservation Area. All trees in a Conservation Area with a stem diameter generally above 75mm at 1.5 metres above ground level, are protected under Section 211 of the Town and Country Planning Act 1990. Six week's formal notice to the Council is required for any proposal to cut down or carry out work to such trees (a Section 211 Notice). Some trees are already protected by Tree Preservation Orders and the Council will consider the making of further orders where appropriate and expedient. If a tree is considered dead, dying or dangerous, the person proposing to remedy the problem is advised to give the Council 5 day's prior notice to establish whether a notice or consent under Tree Preservation Order legislation is required.

New developments will be expected to retain existing trees of merit and, where appropriate, suitable new tree planting may be required as a condition of the grant of planning permission. A full planning permission which details works to protected trees overrides the requirement to give notice or obtain consent separately for such tree work.

However, anyone who otherwise carries out work to a tree in a Conservation Area without giving the necessary notice or obtaining the necessary consent where the tree is subject to a tree preservation order is likely to be guilty of an offence punishable by a fine. There may also be a requirement to plant a replacement tree of appropriate size and species at the same place as soon as it can be reasonably done. This duty may also apply where a tree has been removed because it was dead, dying or dangerous.

Wirescape

The intrusive nature of overhead wiring and associated poles is also brought out in the Conservation Area Appraisal. The Council will therefore negotiate with the relevant statutory undertakers to seek improvements to or the removal of such wiring, subject to the identification of a suitable budget to carry out such works.

The Junction of The Street and Hockers Lane

The current junction arrangement and crash barrier are identified in the Conservation Area Appraisal as being visually unfortunate at an important entrance point to the Conservation Area. The Council will therefore negotiate with the Highways Authority to investigate the feasibility of a junction re-alignment (which could re-create the historic situation) and the removal of the crash barrier.

The Village School Site

With the unfortunate closure of the village school, it is necessary to consider the future of this site. The original Victorian school building lies within the Conservation Area and is identified as being "essential" to its character. The Council will therefore be seeking an appropriate new use within the existing building which will not result in any harmful alteration to its exterior or to its setting. In considering any new use, the Council will seek the removal of the existing temporary classroom building which currently lies in the forecourt. Any proposals for development of the site to the rear will be assessed in relation to their impact on the setting of the Conservation Area as well as their congruity with other planning policies and considerations.

Pilgrims Way (West)

The Conservation Area Appraisal identifies the entrance to the Conservation Area from this direction to be not entirely satisfactory at present. The formation of a more appropriate and solid boundary between the back edge of the pavement and the car park for the Cock Horse would provide a stronger edge to the street and help to reduce the impact of parked cars. The Council will seek to negotiate with the owner of the pub to investigate the possibility of securing such an improvement, subject to the identification of a suitable budget.

VII Review & Practice Procedures

The Conservation Area Appraisal and Management Plan will be reviewed after a period of five years and any appropriate amendments will be made to reflect changing circumstances. A comprehensive photographic survey of the Conservation Area will be carried out every four years at least, in order to monitor changes and identify unauthorised works.

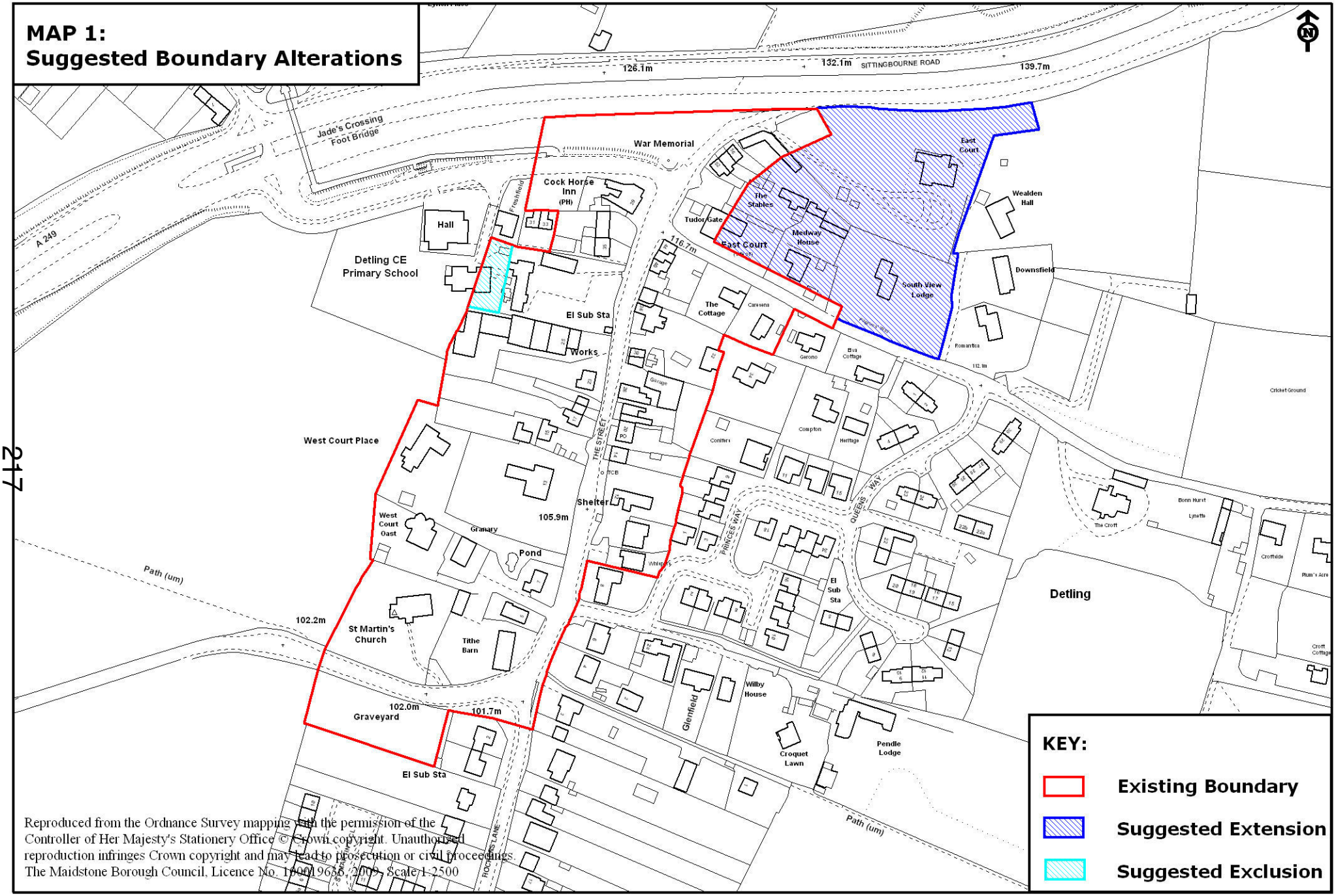
VIII Action Plan Summary

Measures to remedy breaches of planning or listed building control and the disrepair of buildings will be pursued in an ongoing fashion whenever appropriate. A summary of action to be taken on specific issues follows:-

Issue	Action	Responsibility	Priority
Suggested boundary extension	Research and propose appropriate changes to the boundary for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Introduction of Article 4 Direction	Submit report for approval of Cabinet Member for Regeneration. Conduct public consultation.	HLD Cabinet Member for Regeneration	High
Intrusive wirescape	Identify problematic areas and liaise with public utilities to encourage more sensitive approaches.	HLD Utilities Parish Council	High
Possible realignment of junction of The Street and Hockers Lane	Liaise with Kent County Council Highways to determine feasibility.	HLD Kent County Council Highways	Low
New use of Village School site	Encourage sensitive approaches through development control process.	HLD DC	High
Need for improvements to Pilgrims Way	Negotiate with owner of Cock Horse PH to encourage improvements.	HLD DC	Low

Key:
DC = Development Control
HLD = Heritage, Landscape & Design Team

MAP 1:
Suggested Boundary Alterations



KEY:

- Existing Boundary
- Suggested Extension
- Suggested Exclusion

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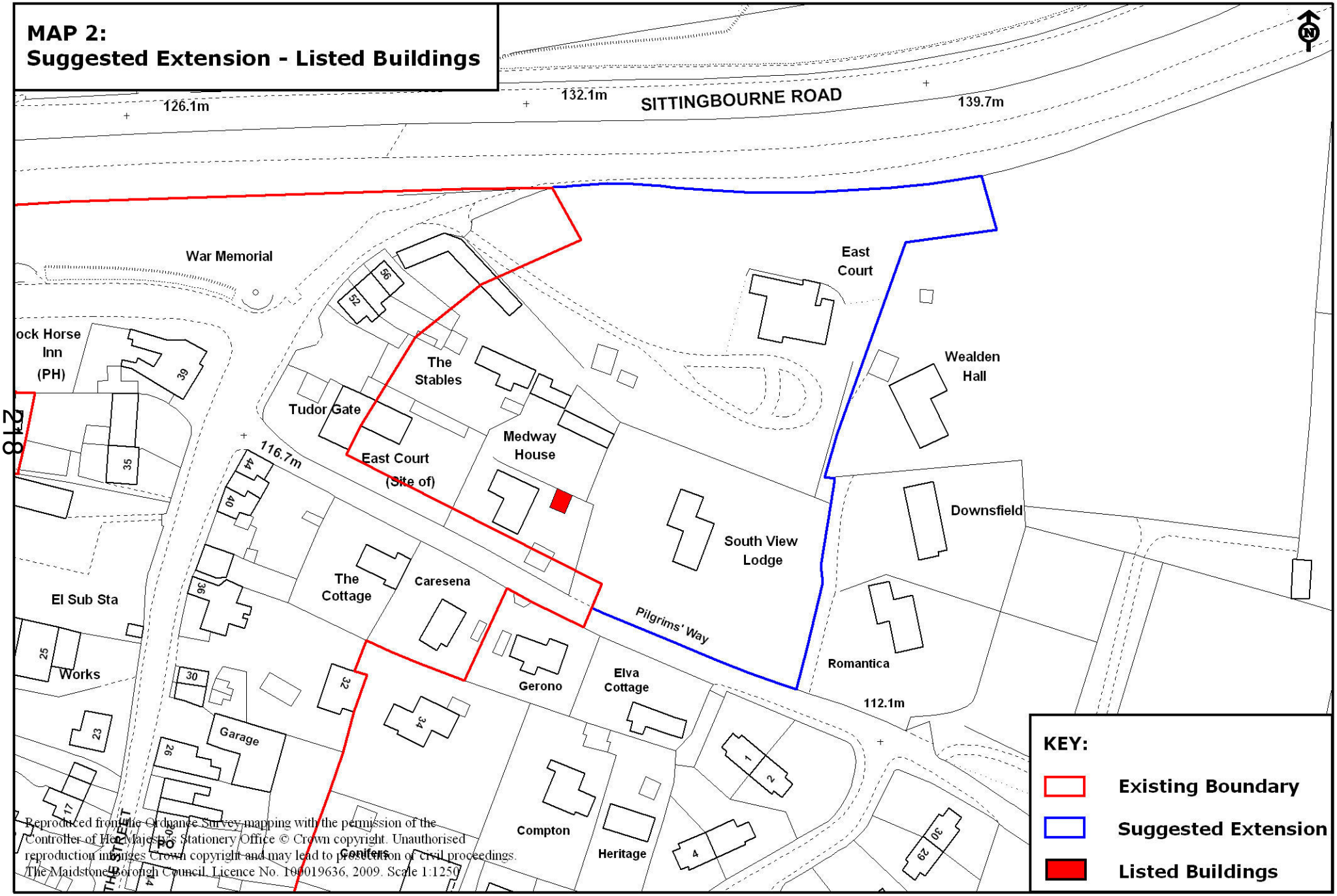
MAP 2:
Suggested Extension - Listed Buildings



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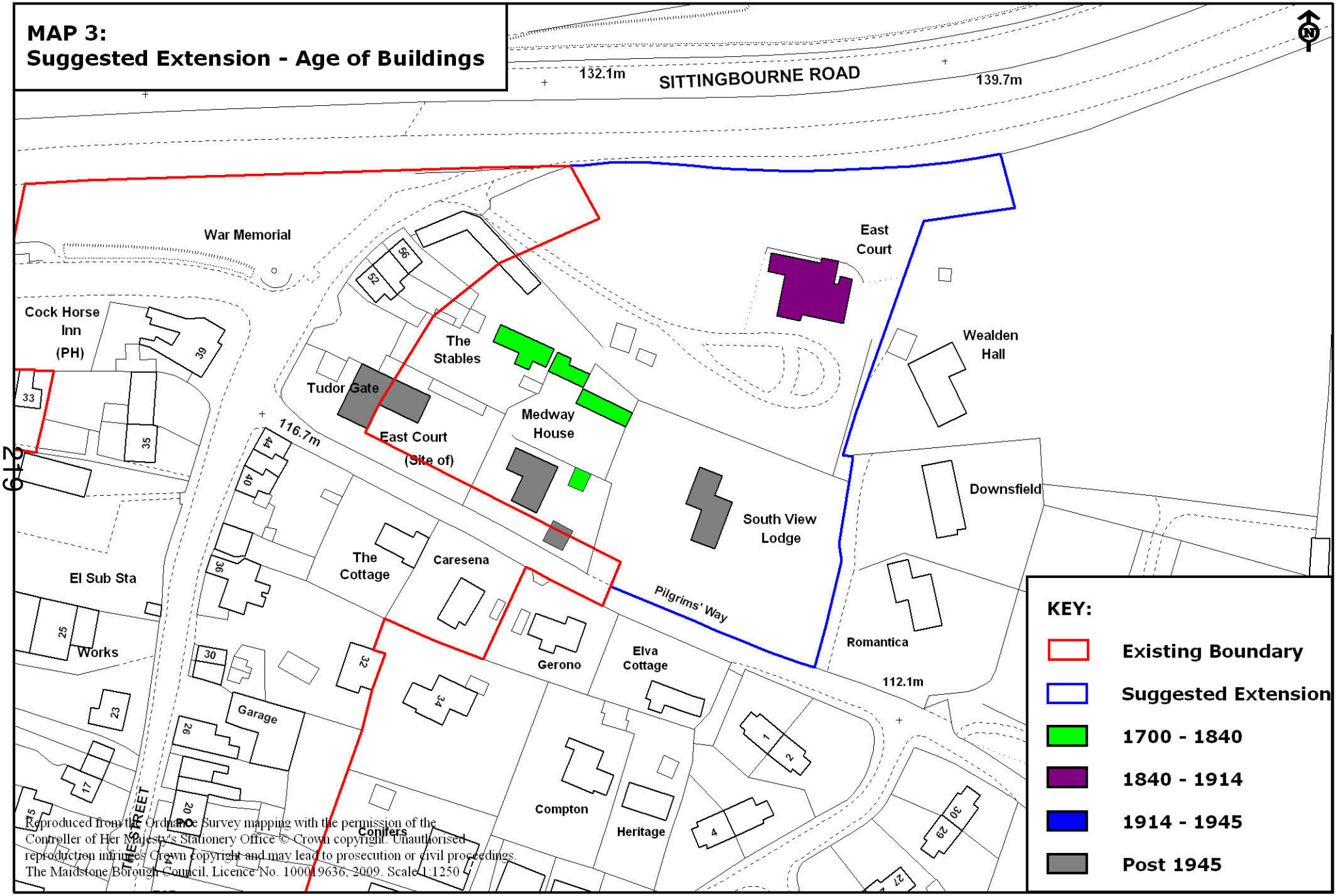

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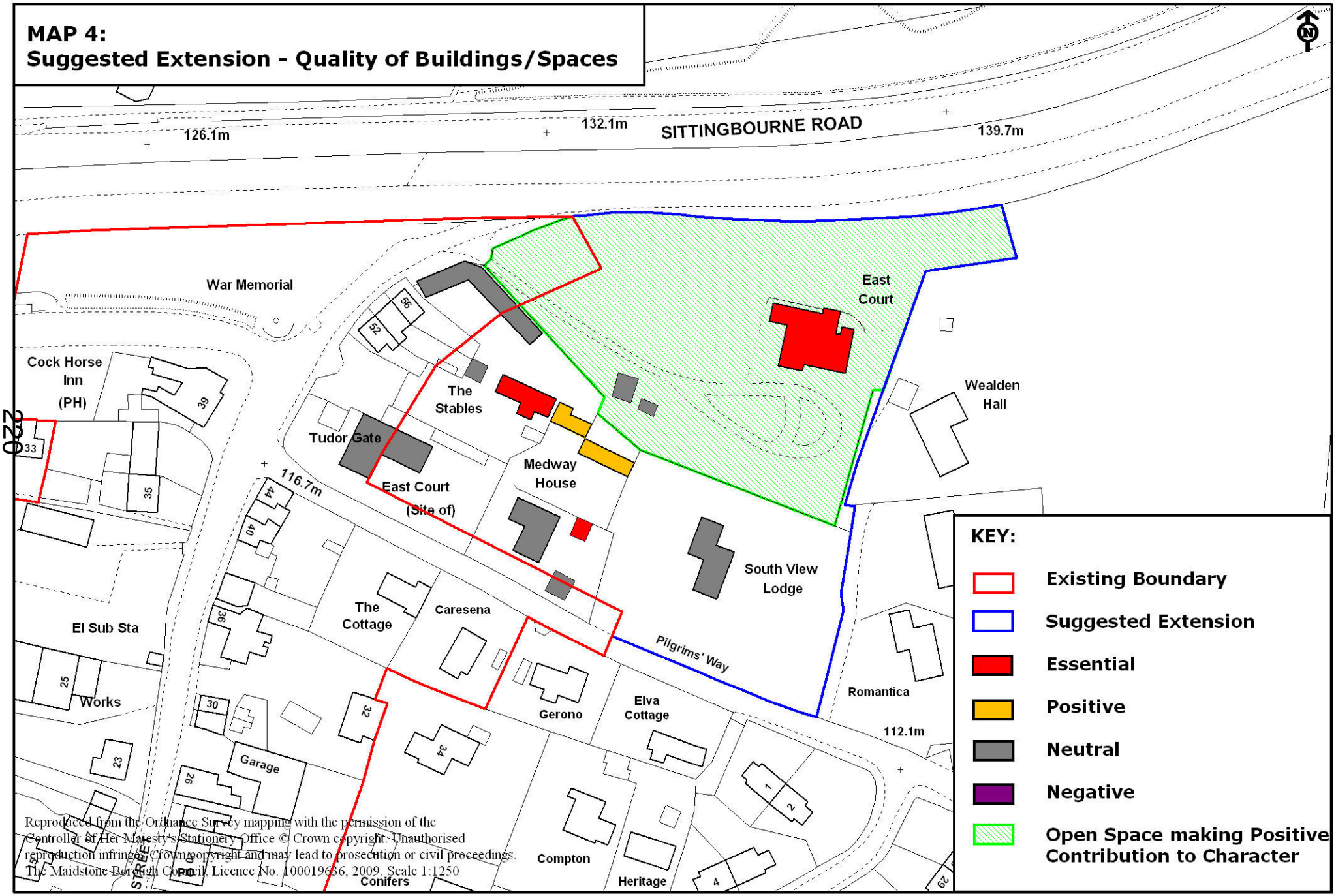
MAP 4:
Suggested Extension - Quality of Buildings/Spaces



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