

Neil Scrimgeour & Oliver Scrimgeour
Forge Cottage
The Green
Matfield
Tonbridge
Kent, TN12 7JX

03 February 2021

Dear Sir / Madam,

Re: Removal and replacement of internal stud wall between two top bedrooms; Removal and replacement of external weatherboarding (to match existing). Forge Cottage, The Green, Matfield, Tonbridge, Kent, TN12 7JX

Heritage Assessment:

We write to you to seek listed building consent for the above works.

As part of the proposal, we are required to assess the impact on the significance of the Listed Building.

To that end, the works requiring assessment in our view are the removal and replacement of the external weatherboarding to match the existing ones.

The removal and replacement of the internal stud wall between the two top bedrooms would not, in our view, require planning consent since we will not be touching the structural and original timbers and the stud wall will be replaced, albeit moved slightly to enlarge one of the rooms.

Below we describe in more detail the proposed alterations to the property.

The Proposal:

- A stud wall to be removed between the two top floor bedrooms, to facilitate a modest enlargement of one of the bedrooms.
- All structural and original timbers to be untouched. The new stud wall to match existing.
- Removal and replacement of white weatherboarding along the front of Forge Cottage. The current boarding is rotten in many places and currently has no insulation in place.
- 75mm Celotex will be fitted between uprights leaving a gap for air flow and breathable felt will be fitted over the top of the studwork. New prepared weatherboards will have cut mouldings along the bottom edge to match existing, primed front and back and repainted white once fitted.

Listing Description:

Forge Cottage was listed in 1954 and is of Grade 2 Status.

TQ 65 41 14/158 20.10.54 BRENCHLEY THE GREEN, Matfield (south side) Forge Cottage (Formerly Known as (MATFIELD GREEN. previously listed as The Forge)

Gli House. Circa late C17/early C18. Framed construction, clad with weatherboarding; peg-tile roof; stack with brick shaft. Plan: The main block is two rooms wide, with a large heated room to the left (south) where the house adjoins the Old Forge. Service rooms in a rear outshut with a rear centre stair projection. The partition between the two ground floor rooms has been removed. The house adjoins the White House

(q.v.)and shares a continuous roof with it although internal evidence indicates that the White House is later. Exterior: two storeys and attic. Symmetrical three-bay front with a deep mansard roof. Central C19 panelled front door with a shallow porch with a moulded cornice. Three-light circa late C17 casement windows, two to each floor, with square leaded panes, some preserving fine blacksmith-made window furniture with spring catches with iron scrolls. Three flat roofed attic dormers with small-pane casements. Interior: Some exposed framing of slender scantling. First floor and roofspace not inspected, but roof said to preserve a former hip at the north end.

Weatherboarding on the north end wall, abutting the White House, was formerly external.

Listing NGR: TQ6578641732

The Forge, the smaller of the two elements, is described when listed in 1990 as follows;

TQ 65 41 BRENCHLEY MATFIELD GREEN (south side) 14/157 The Forge

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Small house, converted from a forge. Probably late C18, C20 alterations. Ground floor brick, first floor weatherboarded; peg-tile roof; brick stack.

Plan: The house faces north and adjoins Forge Cottage (q. v.) at the right (west) end. Sm all 2-cell main block with a left (east) end outshut and a rear outshut. The stack for the old forge may be the one at the junction with Forge Cottage.

Exterior: 2 storeys. Roof gabled at left end, left end gable tile-hung. Asymmetrical 1 :2 window front, the one window to the left end outshut. C20 timber stable door to the left of the main block. 2- and 3-light timber casements with glazing bars, probably C19 and C20.

Interior: Not inspected but may be of interest.

A modest building externally but in an important position on Matfield Green.

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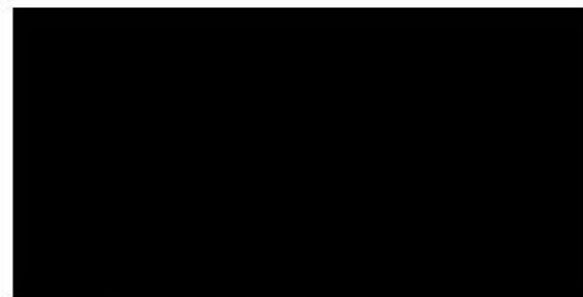
We have assessed the proposal in line with Local and National Planning Policy. It is our view that there would be no significant harm to the visual and residential amenities of the site, nor the special character and fabric of the Listed Building or wider Conservation Area.

We respectfully request that permission be granted.

Yours faithfully,



Neil Scrimgeour



Oliver Scrimgeour