

Heritage, Design & Access Statement

Chevening House, Chevening, Kent

Alterations to House Manager's Flat

August 2021



Contents

- 1.0 Summary of Heritage, Design & Access Statement
- 1.1 Introduction
- 1.2 The Building, its Legal Status and Policy Context
- 1.3 Summary: Assessment Project Brief
- 1.4 Summary: Assessment of Significance
- 1.3 Summary: Proposals and Justification
- 2.0 Historical Background
- 2.1 The Site and Context
- 2.2 The Building
- 2.3 Sources and Bibliography
- 3.0 Site Survey Descriptions
- 3.1 The Setting of the Building
- 3.2 The Building Externally
- 3.3 The Building Internally
- 4.0 Assessment of Significance
- 5.0 Client Brief and Design Development
- 5.1 Design Development
- 5.2 Description of the Proposals
- 6.0 Further Design Considerations
- 7.0 Commentary on the Proposals
- 7.1 Impact on the Listed Building

Appendix I : Statutory List Descriptions

Appendix II: Planning Law, Policy and Guidance

Issue Date : 10 August 2021 (version 1)

Prepared by: Karen Teideman-Barrett, BArch Dip.Arch MA RIBA SCA

Contact Information

Karen Teideman-Barrett (Associate Director)

E: ktb@insall-architects.co.uk

T: 01223 303111

Cambridge Office

www.insall-architects.co.uk

This report and all intellectual property rights in it and arising from it are the property of or are under licence to Donald Insall Associates. Neither the whole nor any part of this report, nor any drawing, plan, other document or any information contained within it may be reproduced in any form, including online, without the prior written consent of Donald Insall Associates. All material in which the intellectual property rights have been licensed to Donald Insall Associates, and such rights belong to third parties, may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein.

1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by The Board of Trustees to the Chevening Estate in 2021 to develop proposals for alterations to the existing House Manager's Accommodation in the east service rooms at Chevening House. This statement has been prepared in support of an application for listed building consent for proposed alterations to the existing accommodation, this includes forming a door opening in a ground floor internal wall, and taking down and replacing a modern external timber porch/lobby in the north former Footmans' Yard.

The proposals have been informed by an assessment of the site's significance, both historical research, and a site inspection. A brief summary of the historical development and the suggested development of the east service accommodation, with sources of reference and bibliography, is in Section 2; the site survey descriptions are in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised in 1.4. This understanding has informed the development of proposals for alterations to the building which are outlined in Section 5. Matters relating to access and are included in Section 6, and Section 7 provides a commentary and justification of the scheme according to the relevant planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

Chevening House is a Grade I-listed building located in the Chevening Conservation Area in the Sevenoaks District Council area. Chevening is a Grade II* listed Registered Park and Garden, within an ANOB. There are a number of heritage assets on or surrounding the Chevening Estate. Alterations to a listed building generally require listed building consent; development in conservation areas or within the setting of a listed building or conservation area requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the Chevening House is included in Appendix I. Chevening Conservation Area covers some 2.0 ha and containing about 15 listed buildings. It was designated in 1978. It contains St Botolph's Church and the small group of cottages clustered around it. It is bounded on the west side by the wall to Chevening Park that lies to the north west. There is only one access road to the Conservation Area leading to the village, Chevening House and its Park.

Chevening village and the surrounding countryside lie wholly within the Green Belt, Kent Downs Area of Outstanding Natural Beauty and a Special Landscape Area.
(https://www.sevenoaks.gov.uk/directory_record/1411/chevening)

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 16 of the Act imposes statutory duties upon local planning authorities. These, with regard to listed buildings, require the planning authority to have *'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses'* and, in respect of conservation areas, that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*

The Sevenoaks Local Plan / Allocations and Development Management Plan (ADMP) has policies that deal with development affecting the historic environment.

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of Section 38(6). The key message of the NPPF is the concept of 'sustainable development' that for the historic environment means that heritage assets 'should be conserved in a manner appropriate to their significance'.

The NPPF recognises that, in some cases, the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF therefore states that any harm or loss to a designated heritage asset 'should require clear and convincing justification' and that any 'less than substantial' harm caused to the significance of a designated heritage asset should be weighed against the benefits of the proposal including, where appropriate, securing its optimum viable use.

Designated heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest', with non-designated heritage assets including 'assets identified by the local planning authority', such as those added to a local list.

1.3 Summary of Project Brief

The proposed alterations are located in the domestic service areas east of the main house. This accommodation includes rooms used in the day-to-day running of the property, together with separate, specific historic presentation rooms (these retain historic decorations and fittings). The proposals forming this application are located in areas in daily use. It is proposed to form an internal door opening in an internal masonry wall connecting a single storey workshop building with the ground floor sitting room of the House Manager's living accommodation in a two-storey building. Externally, to the north of this two-storey building, it is proposed to take down a modern timber framed, timber clad external porch, and replace it with a new external porch. The proposed works form part of the refurbishment of the House Manager's Accommodation.

1.4 Summary Assessment of Significance

Chevening House, a Grade I listed building is of high significance for its historic development, architectural interest and association with the Stanhope family. The east service rooms reflect the changing uses in the house since the early 18th century. There are service areas that retain their 19th century finishes and fittings and these are presentation rooms. The ground floor rooms addressed in this statement have been heavily altered and are of modest significance, with little remaining of the original finishes.

A more detailed description is included in Section 4.

1.5 Summary of Proposals and Justification with Respect to Design, Access and Heritage

The proposed alterations are all at Ground Floor and comprise:

- The forming of an internal door opening in an internal wall in the existing living quarters of the House Keeper's accommodation. This will connect two existing spaces – the Ground Floor sitting room with adjacent single storey workshop to improve living accommodation.

The single storey workshop building and two-storey building were developed in the 19th century in the Kitchen Yard and Footman's Yard. These buildings have been heavily adapted, externally walls have been raised in height and new roofs constructed. Internally, the rooms primarily have modern finishes. It is considered that forming of an

internal door opening in an area previously altered would not cause harm to the significance of the building overall.

- The demolition of a modern external timber porch/lobby with flat roof and replacement with a new external timber clad porch/lobby on brick plinth with reconfigured standing seam roof.

This small add-on building is modern, and utilitarian in design, and is of no historical significance. It is considered that this change would cause no harm to the significance of the listed building or its setting, and would be beneficial.

The buildings in this area were developed in the 19th century. They are located within enclosed yards with high brick walls and are not visible from the house, the wider estate or Conservation Area.

It is considered that, in accordance with the statutory duties outlined in The Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest of the listed building would be preserved by the alterations proposed.

Any perceived harm is considered to be 'less than substantial' in accordance with the NPPF and would be outweighed by the benefits offered.

1.6 Conclusion

The proposals are modest, the proposed internal alteration affects historic fabric that has been extensively changed and adapted. The modern porch is of no historic significance and its replacement would cause no harm to the significance of the listed building. The proposals will provide a benefit to the living accommodation and are modest. There is a degree of change required to the listed building – namely the forming of an internal door opening. This could be considered as causing some harm, but the scale of this harm is considered to be 'less than substantial' in NPPF terms, and would provide a positive and viable use and an improvement to the existing living accommodation.

2.0 Historical Background

2.1 Site and Context

The Chevening Estate comprises a Grade I listed house within Grade II* listed parkland extending to farmland. The house faces north/south and is located north west of Sevenoaks and Chipstead and separated by major roads. The estate is entered from the east and north-east along Chevening Road and passes a number of Grade II listed estate properties and the Grade I listed parish church of St Botolph.

The historic development of the Chevening Estate is partly housed at the Kent History and Library Centre, Maidstone, and at the house.

2.2 The Building

The Tudor core of the main Chevening House dates from 1564; it was remodelled in 1630-35, and forms the nucleus of the present central main block. The 17th century revised plan and elevations were much influenced by the contemporary works of Inigo Jones. The 1st Earl Stanhope added pedimented east and west side projections, the East and West Wings and the Quadrants linking them to the main block in 1721-30.

In 1776 a rectangular, flat roofed, attic floor was superimposed on the main house and in 1789-98 drab mathematical tiles were fixed to the whole exterior. Later the sash window bars were removed, and later reinstated. The main house remained in this state until 1970-75, when it was extensively renovated, and the exterior was remodelled to once again encapsulate its 1760's splendour. At this time, the mathematical tiles were removed from the elevations, and the house walls were re-faced in red brick. The 1776 attic floor was dismantled, and a new slate pitched roof with a central lead flat area was constructed in its place.

On the wider Estate in the 1770s, further development works were in progress, including the construction of the walled kitchen garden and the building of the high brick boundary walls to the east of the house.

2.2.1 East Wing and Domestic Service Accommodation

The main domestic service rooms and associated yards are located east of the main house. The proposals are located in these areas and a description of the development of the service accommodation is shown in map regression and from survey information from visual site inspections.

2.2.2 Estate Survey c.1720

A detail of the Estate Survey c.1720 shows the house with the newly constructed West and East Pavilion Wings.

Built c.1717, the West and East pavilions (two storey with attic) in red brick with stone dressings and slate and lead roofs are set facing each other across the forecourt to the north of the house. At this time, the forecourt railings were introduced and the main entrance to the house was reversed from the south to the north. The West Pavilion housed the stables, and the East Pavilion, the service wing, that included new kitchens, household services with staff accommodation above. These were linked to the Main House via single storey curved link corridors – the Print Gallery (West) and the Red Corridor (East). Thus, the service areas were on the east side of the main house. This kitchen was in use until 1912, and today, retains its

decorations from that date. It is a historic presentation room.

2.2.3 Estate Survey c.1775

William Woodward's survey shows an early layout of the east service areas on the Estate Survey c.1775. This includes the recently built east boundary walls and walled garden. The area is divided into a larger Wood Yard and an enclosed smaller Yard ('East' or 'Small' Yard) closer to the East Pavilion and with a linear building shown along the north wall.

2.2.4 Ordnance Survey Maps

A map regression study of OS maps from the 1860s to the 1930s, and a visual survey of the historical phasing of the building was made. Extracts of the east service areas are shown below with a description of key changes:-

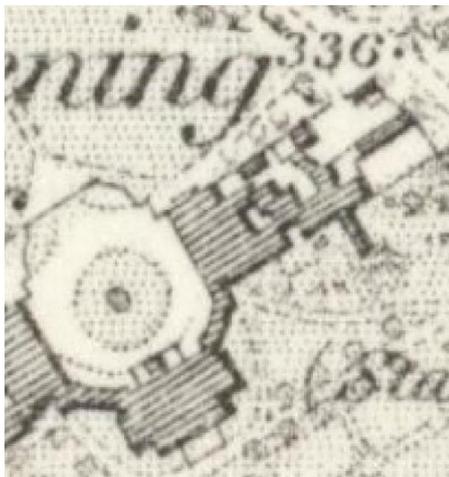


Plate 1: OS 6 inch Kent map 1868-9 Published 1871 (NLS Maps)

Buildings shown along north wall (Footman's and Coal Yard) and south wall of Coal Yard (now demolished); Services buildings extended from East Pavilion (Kitchen Court formed to east); Separate laundry range and Old Drying Yard shown (south east); Butlers Pantry and Plate Store (south centre) not built; East Passage/Corridor shown; Structure extending into south garden (now demolished)

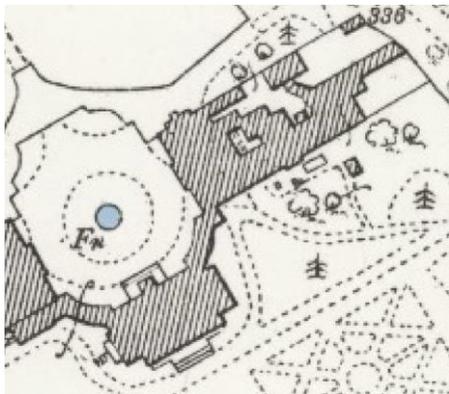
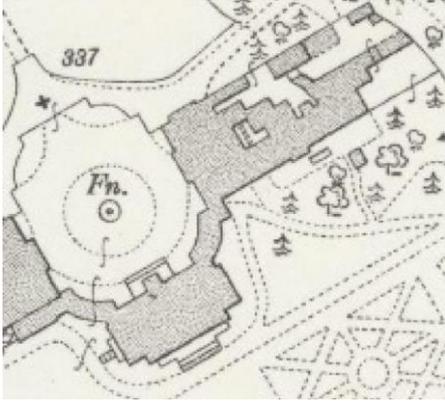


Plate 2: OS 6 inch Kent map Revised 1895 Published 1896 (NLS Maps)

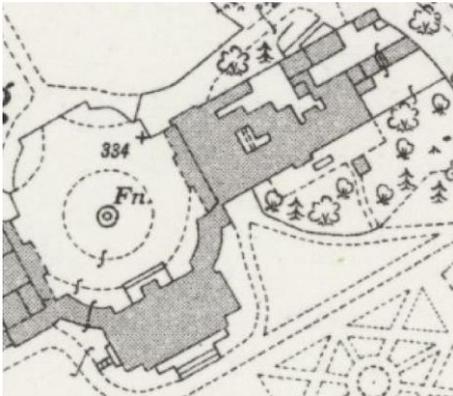
Building shown along north wall (Brewhouse Yard) shown, now demolished; Coal Yard buildings shown; Dairy and Boiler Rooms shown; WC block built in Footman's Yard; Butler's Pantry and Plate Store built between south range buildings



**Plate 3: OS 25 inch Kent map Revised 1907
Published 1909 (NLS Maps)**

Building/open store indicated along north wall of Coal Yard;

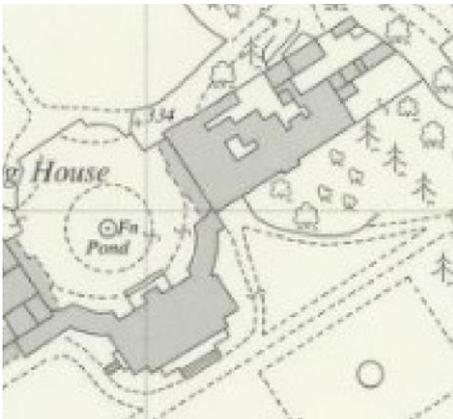
Structures in south garden (now demolished);
North/south path shown in Kitchen Court



**Plate 4: OS 25 inch Kent map Revised 1936
Published 1938 (NLS Maps)**

Possible alteration to north east corridor;

Buildings shown along east wall of Footman's Yard



**Plate 5: OS Kent map Surveyed 1961 Published
1962 (NLS Maps)**

Buildings not shown in south garden

2.2.5 Area of Proposed Alterations : East Wing (c.1950s)

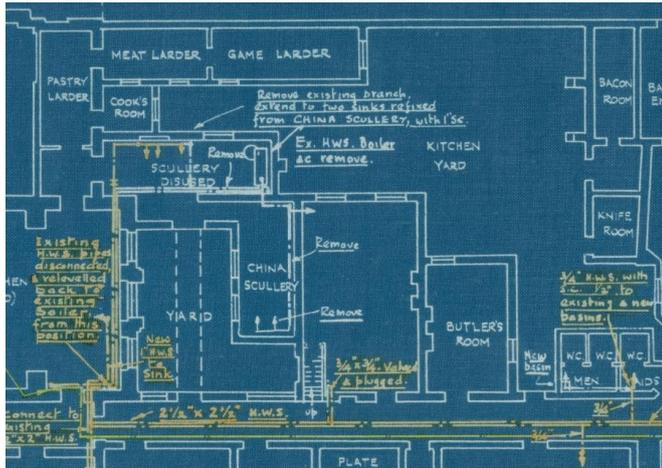


Plate 6: Extract from 1955 services drawing indicating proposed services works to East Wing – extract shows area of current proposed works.

The Room uses identified on the plan extract include Yard, China Scullery and Butler's Room

2.2.6 Suggested Historical Development of the Area of Proposed Alterations

- Buildings separating the Kitchen Yard and Footmans' Yard developed in 19th century
- Rooms uses have changed, but the plan extract in 2.2.5 may reflect a plan of the 1920s.
- China scullery and Butler's Room now form part of the House Manager's Flat
- The existence of a staircase rising from the east corridor suggests a first floor has been added. The existing staircase now rises in the lobby and has a half landing.
- The door from the east passage to the Butler's Room is now blocked.
- Prior to the building of the external north porch, the window is set in the north west corner of the Butler's Room.
- The small lobby and two internal doors in the south-east corner of the Kitchen Yard is not shown and the area is part of the external yard.
- Buildings against the north wall (Meat Larder, Game Larder) no longer exist

2.3 Sources and Bibliography

Bryant, J., *Chevening A Seat of Diplomacy*, London, 2017

Chevening Estate Office, *Archive Drawings : Services Alterations*, London 1955

Donald Insall Associates., *Visual Site Inspections* (April / August 2021)

Donald Insall Associates, *Site Photographs* (April / August 2021)

Historic England., *The National List for England (NHLE)*, *Chevening* (www.historicengland.org.uk)

Sevenoaks District Council, *Conservation Areas Chevening* (www.sevenoaks.gov.uk)

Sevenoaks District Council, *Local Plan* (www.sevenoaks.gov.uk)

Wilson, Michael I., *A House of Distinction – The Stanhopes and Chevening*, Sevenoaks, 2011

3.0 Site Survey Descriptions

3.1 The Setting of the Building

3.1.1 The Immediate Setting of the East Wing and Domestic Service Accommodation

The existing House Manager's Accommodation or Flat, is currently used as domestic living quarters. This contrasts with other areas of the domestic service areas that are conserved, and retain their former use; these are presentation rooms. The House Manager's accommodation comprises a two-storey building of red brick and hipped slate roof. It forms one of the service buildings located within the former Footmans' Yard to the north and is also accessed from the east corridor. It is one of several intermediate buildings separating the former Kitchen Court and the Footmans' Yard. The building is located inside the high brick boundary north wall and behind the east corridor and south range of single storey buildings that face south on to the gardens. Additionally these service buildings are screened by trees and hedging.

The existing east passage and east corridor forms an east/west link to the earlier East Pavilion Service Wing (c.1717). This connects with the Red Corridor, or East Quadrant that leads to the east side of the house (where the back stairs and current kitchen is located at the northeast corner of the main house and faces on to the forecourt.



Plate 7: Existing Buildings in the Footmans' Yard



Plate 8: East and North Enclosure Walls of Footmans' Yard

3.2 The Building Externally

3.2.1 Elevations

North Elevation: The principal elevation of the two storey House Manager's accommodation faces north into the hard landscaped former Footman's Yard. Built by 1868 (as shown on the 1868 OS map), this elevation is of red brick laid in Flemish bond, with blue header bricks but not laid in any regular pattern. There are two large 12 over 12 pane painted timber sash windows with stone cills and brick arches placed symmetrically that give light to the sitting room. Subsequently the brickwork has been built up to provide a first floor. Two six over six painted timber sash windows with painted timber lintels over with thick stone cills have been inserted, possibly at a later date to the building of the first floor.

West Elevation

The West elevation of the two-storey building encloses the Kitchen Court, an open space and faces the external wall of the East Pavilion and former Kitchen (Great Kitchen). This elevation is partially covered by a single storey red brick building, with two painted sash windows and a hipped roof. The profile of an earlier roof is visible on the raised first floor brickwork that suggests that the existing workshop roof was re-roofed after the two-storey building was altered. Alterations are evident on the partially exposed north wall of the workshop, with the end of a brick plinth and straight brick joint is visible. The small extension in the South East corner dates possibly from the 1930s – the casement window is modern and the external wall plinth is visible internally.

East Elevation

A single storey building obscures the East elevation of the two-storey building. This abuts the two-storey building and is of red brick with pitched clay tiled roof. However, the raising of the building at first floor level is visible with further alterations related to the chimney flue.

The single storey building on the east side formerly was used as a Butler's Room, but today the room is subdivided into bedrooms. Here the red brickwork differs in size and type, suggesting a different building period. The north facing six over six-painted timber sash window has been inserted.

A modern painted external porch with single ply membrane flat roof is set into the corner of the single storey and two storey buildings. It provides a sheltered lobby access into the House Manager's sitting room. Although functional, it is plain and utilitarian in its design.

South Elevation

The south elevation abuts the east corridor, although the raised first floor brickwork extends above the corridor roof, where there are views from the two first floor sash windows across the south range of the service buildings.

Roof

Roofs to service accommodation are principally of slate with lead flashings. An exception is the roof covering to the former Butler's Room that is covered with clay tiles.



Plate 9: North Elevation of House Manager's Flat facing into the former Footmans' Yard



Plate 10: East Elevation of two storey with former Butler's Room to the east and modern porch



Plate 11: Workshop building elevation facing into former Kitchen Yard with evidence of former roof



Plate 12: 20th Century lobby addition in south east former Kitchen Yard

3.3 The Building Internally

Internally, the accommodation is accessed from the East Corridor. A 1955 plan layout indicates that the staircase in the House Manager's accommodation has been reconfigured where it previously rose directly from the east corridor. An internal door to the small kitchen court lobby has also been inserted.

Internal joinery and fittings are modern and reflect the current use.



Plate 13: Ground Floor Sitting Room : House Manager's Flat towards North West corner



Plate 14: Workshop : House Manager's Flat towards North wall

4.0 Assessment of Significance

Chevening House, dates from the 17th century, with extensive building development phases in the early 18th century, later 18th century and changes to the room arrangements as a home for the Stanhope family. However, it is intrinsically an 18th century house, although alterations were carried out during the 1970s to the main house roof and re-facing of brickwork to protect and safeguard the historic fabric.

The East and West Pavilions thus are significant as they retain early 17th century fabric and the conserved presentation spaces (eg. the Great Kitchen) provide an indication of how the house operated. Rooms in the east domestic service areas provide a visual record of domestic service arrangements in the 19th century, and other rooms have experienced changes internally to allow present day servicing of the house to continue.

The primary significance of Chevening, arises from its importance as a Grade I listed building, its setting within the Grade II* parkland and relationship to other heritage assets on or surrounding the House. This significance is evident in some of the interiors of the main house that are of particular architectural and historic interest. Also of significance is the link with the Stanhope family and the documentation that exists of their time in the house.

Within this context of high significance, the eastern domestic service areas also contribute to the significance of the house today. The relationship of the functions of domestic service accommodation to the main house is broadly similar to its historic relationship, whereby the eastern buildings function as areas supporting the main house.

During their history, and particularly in the 19th century, service areas have been altered internally with some external alterations, although the form and historical development of the building is still evident. These areas are of moderate significance and therefore broadly adaptable, having previously undergone extensive alterations.

Other service areas are retained as presentation rooms – dairy, great kitchen, laundry. These rooms provide an illuminating insight into the technical operations and social history of the house and are of higher significance.



Plate 15: East Pavilion : Great Kitchen retained as historic presentation room



Plate 16: East Service Rooms : Dairy retained as historic presentation room

5.0 Client Brief and Design Development

5.1 Design Development

Our visual inspection of the service areas where the works are proposed indicate that these areas date from the 19th century. However, there have been extensive alterations to the buildings during their use. The alterations to the buildings reflect the changing needs of supporting the main house, with changing room uses.

Following archive research and further visual study of the building, it was demonstrated that the small 19th century workshop has been altered extensively, alongside the two-storey building. The external timber porch is modern and is of no historic significance. There is therefore an opportunity to enhance this area.

5.2 Description of the Proposals

The following works are proposed to the existing House Manager's accommodation. These are to provide better self-contained living areas, and to improve earlier modern alterations.

It is proposed to:

- Form an internal door opening in the wall connecting the single storey workshop and ground floor of the House Manager's sitting room. A four panel painted internal door will connect the two spaces.
- Take down a modern painted timber clad external porch/lobby and replace with a new porch/lobby, of higher thermal value and reflecting traditional materials.

6.0 Further Design Considerations

6.1 Access

No changes to existing access arrangements are proposed.

6.2 Sustainability

The proposed external timber porch will be designed to meet current standards.

7.0 Commentary on the Proposals

7.1 Impact on the Listed Building

The proposed external porch replaces a modern porch which is of no historic significance; the replacement porch will use traditional external materials and will be an improvement; thus there will be no impact to the listed building.

The new internal door opening in the workshop internal wall will provide internal access within the flat to a neighbouring room. There will be some loss of historic fabric. A review of earlier maps indicates that the east service rooms have undergone extensive alterations including extending of the single storey building (formerly the china scullery) into the west yard to open onto the eastern passage. The two-storey building has been altered with an additional first floor added, and a visual inspection of the building indicates that the workshop has also undergone change and has acquired modern additions.

The harm caused by making a door opening in the internal walls will have no impact on the external areas of the building or on the wider setting of the building within the Conservation Area. In terms of the National Planning Policy Framework, the harm caused would be less than substantial.

Appendix I - Statutory List Description

Heritage Category: Listed Building

Grade: I

List Entry Number: 1085853

Date first listed: 10-Sep-1954

Statutory Address: CHEVENING HOUSE

County: Kent

District: Sevenoaks (District Authority)

Parish: Chevening

National Grid Reference: TQ 48708 57667

41/91 Chevening House

the sentence at the top of page 31

'House now undergoing thorough restoration, chiefly removal of mathematical tiles and refacing in brick, removal of attic storey and replacement of pitched roof. When completed, appearance will be as follows'.

shall be amended to read:

'This attic storey and facing of mathematical tiles was removed in the 1970s'.

TQ 45 NE 41/91 10.9.54.

I

2. Original house built in second quarter of C17, design influenced by Inigo Jones. Considerable later alterations. 1st house square, with 7-bay fronts north and south. In 1717 house bought by General Stanhope, later the 1st Earl. During next few years pedimented side projections, quadrant links and 2 new wings flanking entrance court were added, and croisee windows altered to sashes. A wrought iron screen, with double gates to enclose entrance court-was projected. New spiral cantilevered staircase replaced old square stair. Late in C18 an attic storey was added and whole building and links faced in mathematical tiles. 4 giant ionic pilasters, supporting entablature, added back and front. House now undergoing thorough restoration, chiefly removal of mathematical tiles and refacing in brick, removal of attic storey and replacement of pitched roof. When completed, appearance will be as follows: 3 storeys and basement, 7 windows. High pitched, hipped, swept tiled roof with modillioned eaves cornice. Central pediment with round window, 1 segment headed dormer either side. Walls of red brick with blue headers, red brick window dressings. Rusticated stone quoins. Centre section defined by 4 giant Ionic pilasters supporting enriched entablature and pediment and resting on arcaded rusticated stone ground floor. Entablature with plain frieze at sides. Sash windows with glazing bars under gauged brick arches. Garden front similar except that 5 segment-headed dormers will replace pediment and flanking dormers of entrance front. Flight of stone steps to central terrace. Return elevations show 3 storey and basement, 3 window pedimented projections, with round windows in tympana. 5-bay ends of separate service and stable wings appear set back at either side. From entrance courtyard arcaded quadrant links to these wings of 2 storeys, 9 windows. Red brick, hipped slate roof. Centre 3 bays project under pediment crowned by cupola. Sundial in pediment of east wing, clock in west. Flanking pairs of circular dormers. 1st floor band resting on keystones of arcaded ground floor. Inside main building: Spiral cantilevered staircase by Nicholas Dubois, circa 1720. Cut string, slim turned balusters varying from 2 to 4 to the tread, ramped handrail with spiral ends, fluted Composite column newels. Dining room has panelling of second quarter of C17. Walls arcaded above dado, upper panels divided by fluted Cornithian pilasters with gilt lead capitals. 2 marble and 2 stone fireplaces of early C18 in various rooms. Bedroom with Chinese wall paper, patterns of flowers, trees birds and rocks, colours very fresh. Interior also to undergo restoration.

Listing NGR: TQ4871757714

Other Heritage Assets on the Chevening Estate

GARDEN WALL TO EAST OF CHEVENING EXTENDING FROM HOUSE THROUGH VILLAGE

List Entry Number: 1336444

Heritage Category: Listing

Grade: II

THE WALLED GARDEN AT CHEVENING INCLUDING POTTING RANGE

List Entry Number: 1244220

Heritage Category: Listing

Grade: II*

WROUGHT IRON SCREEN AND GATES TO NORTH OF ENTRANCE COURTYARD OF CHEVENING HOUSE

List Entry Number: 1336443

Heritage Category: Listing

Grade: II

ORNAMENTAL URN IN CENTRE OF PARTERRE

List Entry Number: 1085854

Heritage Category: Listing

Grade: II

THE CHATHAM VASE ON EAST SIDE OF LAKE NEAR ITS SOUTH END

List Entry Number: 1085855

Heritage Category: Listing

Grade: II

WELL HEAD IN CENTRE OF THE WALLED GARDEN

List Entry Number: 1244245

Heritage Category: Listing

Grade: II

APPLE STORE TO SOUTH OF WALLED GARDEN

List Entry Number: 1272468

Heritage Category: Listing

Grade: II

BEE HOUSE IN WALLED GARDEN

List Entry Number: 1244221

Heritage Category: Listing

Grade: II*

GARDEN COTTAGE

List Entry Number: 1244244

Heritage Category: Listing

Grade: II

CHEVENING

List Entry Number: 1000258

Heritage Category: Park and Garden

Grade: II*

Heritage Assets Around the Estate

1, CHEVENING ROAD

List Entry Number: 1085856

Heritage Category: Listing

Grade: II

9, CHEVENING ROAD

List Entry Number: 1262342

Heritage Category: Listing

Grade: II

LENNARD LODGE

List Entry Number: 1252330

Heritage Category: Listing

Grade: II

2-5, CHEVENING ROAD

List Entry Number: 1336445

Heritage Category: Listing

Grade: II

10-12, CHEVENING ROAD

List Entry Number: 1085858

Heritage Category: Listing

Grade: II

6-8, CHEVENING ROAD

List Entry Number: 1085857

Heritage Category: Listing

Grade: II

CHURCH OF ST BOTOLPH

List Entry Number: 1336446

Heritage Category: Listing

Grade: I

K6 TELEPHONE KIOSK OPPOSITE ST BOTOLPH'S CHURCH

List Entry Number: 1244250

Heritage Category: Listing

Grade: II

Appendix II - Planning Law, Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 66 of the above Act states that:

In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, section 72(l) of the above Act states that:

[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Policy

Allocations and Development Management Plan (2015) – Sevenoaks District Council

Policies EN1 : Design Principles; Policy EN3 – Demolition in Conservation Areas – Policy EN4 – Heritage Assets

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

With regard to the significance of a heritage asset, the framework contains the following policies:

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any

conflict between the heritage asset's conservation and any aspect of the proposal.

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following;

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Concerning conservation areas and world heritage sites it states, in paragraph 207, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.