# Applebys, Tonbridge Road, Chiddingstone Causeway. TN11 8JH

# Heritage Statement.

**1.0 PROPOSALS**

Four linked proposals could affect the setting of the Grade II listed Applebys.

1. The provision of a free standing garage on land to the west.
2. The replacement of the separate dwelling The Little Barn to the east.
3. Limited changes to the elevations of the separate dwelling The Big Barn to the south.
4. Redefinition of boundaries within the overall residential site.

There is no internal or external work proposed to the listed building itself.

**2.0 PRE APPLICATION ADVICE**

A Pre-Application Advice Enquiry comprising Site plans, photographs and drawings of existing, new and proposed alterations to existing buildings was submitted to Sevenoaks District Council on 26th January 2021. A detailed response dated 01.03.2021 from the Planning Officer concluded that “….whilst some form of a replacement dwelling, a detached double garage, alterations to the boundaries and relocation of the garden maintenance shed may be acceptable in principle, much more detail is required”. There was concern that the proposed replacement dwelling might be too large and that new boundary divisions might detract from the generally open setting of the listed building. The Conservation Officer largely concurred with this advice except that replacement of The Little Barn within the curtilage of Applebys was considered unacceptable. Subsequent correspondence with the Planning Officer confirmed that The Little Barn was considered to have its own separate curtilage.

**3.0 LISTING NOTICE.**

English Heritage Listing Number 445252. Date of Listing 16.01.1975. Last amendment 20.09.1976.

Listed Grade II. Probably C16 or earlier hall house of 2 storeys, 4 windows. Tiled roof half-hipped at left with compound off centre stack. Tile hung first floor, painted brick ground floor. Visible beam at 1st floor level. C19 1-bar casements. Plank door under late C19 or later pent hood on bracket.

**4.0 FURTHER HISTORIC RESEARCH AND SITE CONTEXT.**

4.1 **The Leigh Historical Society** report on Applebys concurs with the Listing dating and gives details of ownership from the early 17C when it was owned by the Kettles family. This accounts for the naming of adjoining fields Kettles Pasture and Kettles Mead also for the name of the separate curtilage, now occupied by The Little Barn as Little Kettles in 1819. The 1814 Tithe map shows Applebys as a cottage. Applebys and Little Kettles were bought by William Wells of Redleaf in 1844 just after the opening of the railway in 1842. Both properties were subsequently subsumed into the curtilage of Knotley House. The Knotley House estate was purchased by The Children’s Aid Society in 1937 and became known as Knotley Hall, continuing as a children’s home under various managements until the estate was sold off in the 1960’s in separate parcels with Applebys and The Little Barn site reverting to their separate curtilages. The present owners, the Donald family acquired Applebys, then the paddock and access and finally The Little Barn site in three separate purchases commencing in 1973.

4.2 A detailed report by **Heritage Collective** for Sir Alan and Lady Donald in 2014 confirmed the likely C16 original dating and found various internal features of interest. It also provided information on the uses of the building from its first construction as a Farmhouse, transition to Cottage and then ancillary laundry to Knotley House and ultimately conversion to private residential use in the 1960’s.

4.3 It is clear from the earliest **OS maps and historic maps** in the possession of the Donald family that there were farm buildings located on the site of The Little Barn to the east of Applebys certainly since 1814. It is likely, however, that the present single storey brick Little Barn building was constructed around 1857 to 1859 as an ancillary structure whilst Knotley House was being built for the artist Lady Charlotte Proby under the direction of the architect Edward B Lamb. **The Builder Index 1859 p199**. Photographs showing the similarity of the Knotley House (Now known as Knotley Hall) walled garden brickwork and that of The Little Barn tend to confirm this view.

4.4 A **Landscape Appraisal** has been undertaken to be read in conjunction with this statement.

**5.0 PLANNING HISTORY SUBSEQUENT TO LISTING**

5.1 Construction of detached garage and garden store 78/00149/HIST.

5.2 Internal and external alterations and a two storey extension to the western gable of Applebys 80/01583/HIST.

5.3 Further internal and external alterations and a two storey extension to the south of Applebys and garden walls 93/00104/HIST and 93/00110/HIST.

5.4 The Little Barn was confirmed as a separate dwelling within its own curtilage by Lawful Development Consent SE/14/01367 dated 01.07.2014.

5.5 The Big Barn was confirmed as a separate dwelling within its own curtilage by Consent SE/14/03285/HOUSE dated16.01.2015. The original Application for this Consent had been for Ancillary Accommodation.

**6.0 POLICY CONTEXT**

6.1 Relevant legislation is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires the decision maker to have special regard to the desirability of preserving listed buildings and their settings.

6.2 The National Planning Policy Framework Paragraph 193 states that local great weight should be given to the conservation of heritage assets. NPPF Paragraphs 126 to 141 and Annex 2 deal with conserving and enhancing the historic environment emphasising “significance”. Defined in the Annex as: “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” The Annex describes “conservation” as “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.” The “setting” of a heritage asset is described as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

6.3 Sevenoaks District Council Local Planning Policy Core Strategy SP1 Design of New Development and Conservation and Allocations and Development Management Plan EN1 Design Principles and EN4 Heritage Assets together with EN5 Landscape are particularly relevant and have evolved from the NPPF guidance.

6.4 National Planning Practice Guidance notes that a thorough assessment of the impact on setting needs to take account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

6.5 English Heritage guidance document “The Setting of Heritage Assets” 2010 Section 2.3 confirms the concept that some views can confirm more to understanding the significance of a heritage asset than others and, in Section 4.1, that the protection of the setting of heritage assets need not prevent change. English Heritage Historic England Advice Note 10 2018 gives guidance on Listed Buildings and Curtilage setting out three key factors as the physical layout of the listed building and structure: their ownership, both historically and at the date of listing: and the use or function of the relevant buildings both historically and at the date of listing.

**7.0 ASSESSMENTS OF SIGNIFICANCE**

7.1 Not all parts of a heritage asset will necessarily be of equal significance. In some instances certain elements can accommodate change without affecting the significance of the asset. Change would only be considered harmful if it eroded the significance of the asset.

7.2 The architectural interest of **Applebys** is considerable due to the remaining historic fabric and the clear phasing of its development. The majority of the C16 timber frame exists internally there is little evidence of this externally. Much of the ground floor framing has been replaced by painted brickwork and the first floor framing has been tile hung. The building is characteristic of a rural dwelling in this part of the Weald in its form, detailing and use of materials. The use of two and a half storeys with a hipped roof and stepped central chimney is locally distinctive.

7.3 The historic interest of **Applebys** is derived from the many original C16 and C17 internal features and surviving frame illustrating a post medieval rural dwelling and its transition through a sequence of uses.

7.4 **Applebys** significance is not due to any artistic interest.

7.5 The archaeological interest is considerable commencing with the survival of three C16 windows and much of the original main frame. Numerous alterations during C19 and C20 affected the archaeological interest but since each phase is clearly understandable the historic development is clear.

7.6 The setting of **Applebys** is predominately rural domestic due to the surrounding neighbouring residential development, the proximity to the village of Chiddingstone Causeway and the hamlet at The Compasses. The immediate setting comprises the domestic gardens and curtilage boundaries which appear to have remained little changed for 100 years since the 1871 OS Map. The 1978 construction of the detached garage and subsequent two storey extensions to the western and southern elevations of the main house together with brick garden walls to the east and south west initiated a period of change culminating in the consent for the use of the former garage (Big Barn) as a separate dwelling in 2015. The Little Barn, formerly Little Kettles has remained in its own separate curtilage within mature hedged boundaries to the north, east and west throughout and in 2014 a Lawful Development Certificate confirmed its use as a separate dwelling. Whilst views from the east and west are restricted by adjoining buildings and over mature hedging the wider setting is predominately rural and views from the north, across open fields, and from the south east across the paddock make a positive contribution to the setting of the listed building enhancing the ability to appreciate Applebys as a C16 rural dwelling**. It is clear that Applebys is the dominant building.**

7.7 **The Big Barn**, whilst being of traditional construction and facing material was confirmed as being of no architectural or historic significance during the consideration of Application 14/03285/HOUSE and is neither listed or curtilage listed.

7.8 **The Little Barn** has stood within its own separate curtilage in excess of 150 years. It was purchased by Sir Alan and Lady Donald as a dilapidated stable. It is constructed of solid brickwork under a half hipped tiled roof. There are no features of Architectural or Historic interest. It is not listed and fails to meet the English Heritage Guidance criteria for curtilage listing. It currently provides accommodation which fails to meet current energy standards and is incapable of improvement in its present form.

**8.0 ASSESSMENT OF IMPACT AND ANY MITIGATION**

8.1 PROPOSALS

Four linked proposals could affect the setting of the Grade II listed Applebys.

1. The provision of a free standing garage on land to the west.
2. The replacement of the separate dwelling The Little Barn to the east.
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4. Redefinition of boundaries within the overall residential site.

8.2 **Garage.**

The Pre-App site drawing and sketches indicated a new double garage serving Applebys and locmore than 5m from the host building beyond an existing dense 2.6m high privet screen hedge. The advice concluded that. whilst greater detail was required, the outline proposal illustrating a discretely located new garage of modest proportions, sympathetic design and complementary materials would be unlikely to harm the significance of the listed building to the extent that would justify refusal under Para: 195 of the NPPF and that it would also comply with ADMP Policy EN4.

8.3 The proposed garage has now been redrafted to a larger scale in the originally proposed location using the same palette of materials and with hard and soft landscaping detail added.

8.4 **Replacement of The Little Barn dwelling.**

Pre-App advice from the Planning Officer concluded that whilst the principle of the proposed development was not inappropriate in terms of the NPPF and local policy GB4 there might be concern at the proposed scale, bulk or visual intrusion within the Green Belt. Conservation concerns were that there was no evaluation of the architectural and historic importance of the Little Barn and that the intensification of development within the curtilage would create a ‘competitive secondary dwelling’ diminishing the pre-eminence of the designated heritage asset contrary to local policy EN4.

8.5 Completion of the measured and levelled site survey confirmed the external area of the Little Barn at 46m2 and the footprint has been reduced accordingly to 66.94m2 to comply with the NPPF and local policy GB4. Furthermore the Pre-App simple square sketched footprint has been broken down into two offset rectangles each of which has a different roof pitch. This is combined with variation of the traditional elevational facing materials so as to break down the visual scale and bulk still further. The highest resultant ridge runs at 5m above ground level compared to Applebys ridge height of 7.87m and stack at 9.61m and the Big Barn ridge at 5.89m. The replacement footprint has been moved further away from the potentially prominent road frontage and from Applebys itself. **Applebys will unquestionably remain** **the pre-eminent building** within its own and the adjoining curtilages the nearest ‘competitor’ being No1 Knotley Cottages 32m to the east.

8.6 **Limited changes to the elevations of The Big Barn.**

At Pre-App sketches illustrating minor changes to the north and east elevations in order to mitigate mutual privacy concerns between Applebys and The Big Barn were agreed as being likely to be acceptable under local policy EN4 subject to The Barn being of limited Architectural or Historic interest. The suggested provision of a pergola screening the north elevation was not favourably received.

8.7 The Big Barn was confirmed as of no Architectural or Historic significance during the consideration of Application 14/03285/HOUSE and is neither listed or curtilage listed. The sketch elevational change proposals are now drawn up in more detail. The proposed pergola has been omitted.

8.8 **Redefinition of boundaries within the overall residential site.**

The Pre-App site drawing indicated the formation of firm boundary lines separating Applebys from both The Big and Little Barns. The division between Applebys and The Big Barn followed existing hedge and wall features to the north of the Barn and to the east was formed by a 20m length of new wall, a relocated equipment shed and then fencing until the junction with the paddock fence to the south thus providing much enhanced visual privacy between the two properties. The delineation of the Applebys/Little Barn boundary remained as existing to the north of the existing east/west garden wall and was then shown as a single line on the plan up to the junction with the paddock fence. Pre-App comments requested that additional boundary treatments should be kept to a minimum so as to preserve the spatial arrangements between the principal building and its ancillary structures. Supplementary planting and/or post and rail fencing were preferred to boundary walls.

8.9 A measured and levelled survey now accurately records the existing site features and the proposals have been reconsidered. The Landscape Appraisal covers the setting of Applebys within the wider landscape and the more domestic areas and sub-divisions closer to the house. The prime illustrative view is identified as being from the north over a wide arc with a secondary oblique view from the south-east.

8.10 The proposed new length of boundary wall separating The Big Barn is reduced to the minimum considered necessary for mutual privacy ending 10m away from the paddock fence. The equipment shed is now to be relocated well away from the southern garden boundary adjoining existing screen walls within the site. Remaining new boundary lines are to be formed from 1.8m high woven hazel wattle panels with plant reinforcement to the north of the site with 1.2m high post and rail fencing supplemented by planting linking to the existing 1.2m post and rail paddock fence. The primary and secondary illustrative views of Applebys are fully preserved.

**9.0 CONCLUSIONS.**

**9.1 The historic and architectural significance of Applebys is unaffected by any of the four inter-linked proposals listed in para: 8.1 above. The historic fabric remains untouched.**

**9.2 The prominence of the location and setting of Applebys will be emphasised by the removal of clutter from the front garden, the removal/screening of the visual distraction of the unsightly car parking area to the west, the maintenance of the primary view of its setting from the north and the strengthening of the secondary view of the setting from the south east.**

**9.3 There are no elements of historic or architectural significance to be lost or replaced as part of any one of the four proposals.**

**9.4 It is therefore considered that all four proposals meet the criteria of Sevenoaks District Council Allocations and Development Management Plan Policy EN4- Heritage Assets.**