

Elliot's House, Rouges Hill, Penshurst, Kent
TN11 8BQ

Heritage Statement

11-13 High Street | Tunbridge Wells | Kent | TN11 1UL Date: 24.08.2021



Introduction:

This Heritage Statement has been prepared in support of an application at Elliots House, Rouges Hill, Penshurst for:

- A single storey side extension to create a utility room. This is a very small extension that respects existing proportioning and will be in-keeping with the existing dwelling;
- It is also proposed to insert French doors in the rear of the dwelling, to create an access into the garden;
- Inserting a conservation rooflight in the roofslope above the kitchen. This has been sensitively positioned within the valley return and will be a small-scale conservation rooflight;
- Removal of stud walls. It is proposed to remove a number of stud walls to open up the kitchen area, to allow a kitchen/ dining area to be created. The planning history has been researched, and it is clear that the walls are stud walls and are not part of the original building;

The requirement of this Heritage Statement stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development to Listed Buildings and within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework 2021 (NPPF) provides the Government's national planning policy on the conservation of the historic environment. Paragraph 194 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 197 of the NPPF requires that Local Planning Authority take account of the desirability of new development, making a positive contribution to local character and local distinctiveness. Paragraph 200 states; that substantial harm to or loss of grade II listed buildings should be exceptional. Paragraph 206 advises that *"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset which better reveal its significance should be treated favourably"*.

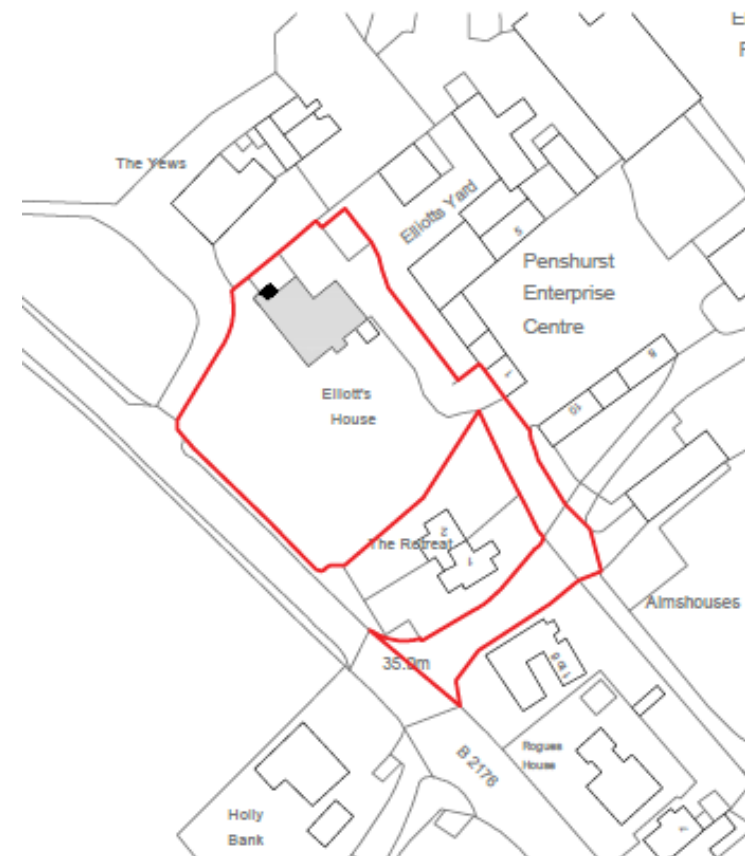
Site Location and Existing Building:

Elliots House is a detached double span house of red brick construction, with a hipped roof and red tile hanging at first floor level.

The property is a Grade II Listed dwelling, with the following Listing Description:

“Double span house with C18 elevations probably masking older framed structure. Main elevation at side, of 2 storeys and attic, 3 windows. Half hipped tiled roof with 2 hipped dormers. Moulded wood eaves cornice. C18 and C19 1-bar iron casements. Tile hung 1st floor, brick ground floor. C19 gabled central porch. On road front C18 sash windows. 1-storey stone wing and modern lean-to extensions to north”.

The site lies within the Metropolitan Green Belt, and within the High Weald Area of Outstanding Natural Beauty. The site also lies within the Penshurst Conservation Area.



Consideration of Historic Mapping:

1869:



Application site

1897 – 1898:



Application site

Consideration of Historic Mapping:

1936 – 1937:



Application site

1969:



Application site

The historic maps indicate that there has been little change to the overall built form of Elliots House between 1869 and today, although the area surrounding the site has gradually evolved over time.

Policy Considerations:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a Listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

Annex 2 of the NPPF defines the significance of the heritage asset as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Historic England’s Advice Note 1 provides a framework for the appraisal and assessment of special interest and significance of a conservation area and also provides advice on how to identify whether a building contributes positively to the character and/ or appearance of a conservation area.

Annex 2 of the NPPF defines the setting of a heritage asset 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 may be neutral.”

At a local level, Policy EN4 of the Allocations and Development Management Plan 2015 (ADMP) states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character or appearance and setting of the asset.

The Council’s website sets out that Penshurst Conservation Area covers 32 hectares and contains 32 listed buildings. It was first designated in 1976 and reviewed in 1991, although an earlier study of the whole village was carried out by the Planning Department of Kent County Council in 1969.

The focal point of the Conservation Area is the centre of the village where the church, public house and entrance to Penshurst Place are within close proximity, as is the road junction between the B2176 and the B2188.

The Conservation Area takes in not only the heart of the village, but also the curtilage and park of Penshurst Place and the area around Elliots Farm to the south east of the river Medway where the land rises up Rogues Hill.

Impact Upon the Significance of the Listed Building and Conservation Area:

It is proposed to extend the existing boot room with a small side extension to create a utility room. The proposed extension is modest and takes the roof form of a small lean-to extension, which is a traditional approach taken with extending traditional buildings. This addition is located in a discrete location at the side of the dwelling, adjacent to a modern car port. It will have a neutral impact upon the significance of the building.

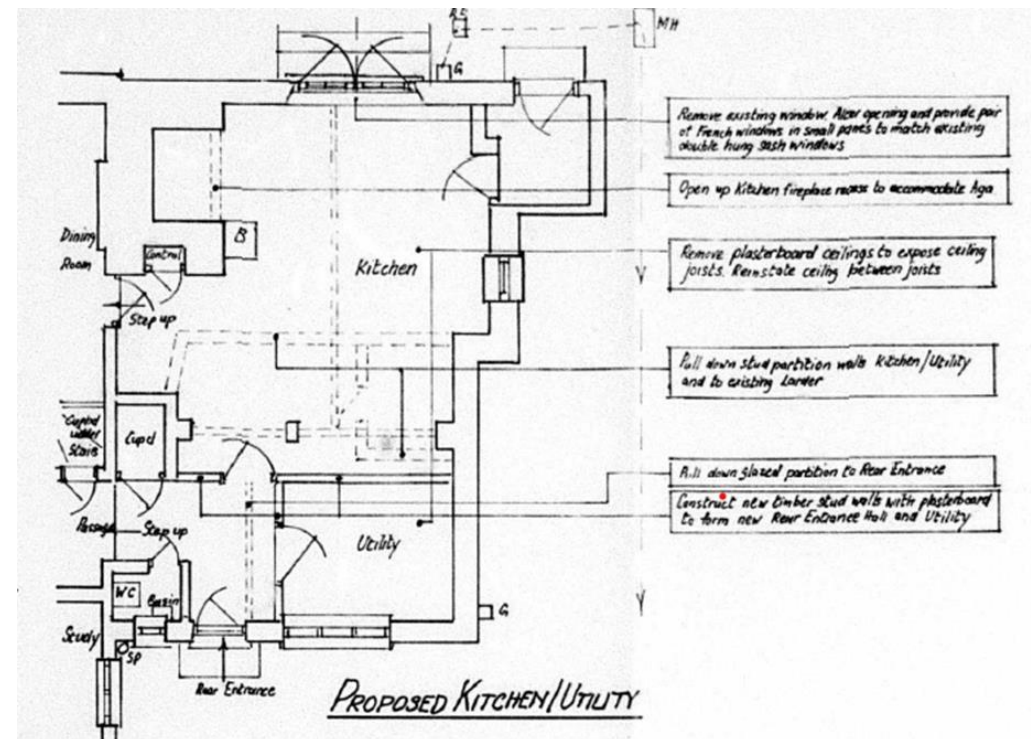
The proposed French doors will replace an existing modern casement window on the rear elevation. This alterations has been approved within an extant permission (96/00458/HIST). It appears that the stonework below the window to be removed, is a later addition to the stonework either side of the opening, and therefore it is considered that this proposal will have a neutral impact upon the significance of the building.

It is proposed to remove a window in the side elevation to create a doorway into the proposed utility room. This appears to have previously been a doorway, and it is considered that this alteration will have a positive impact on the significance of the building.

The proposed internal changes to the studwork, will reverse alterations previously approved in 1996, and it is therefore considered that these alterations will not have a detrimental impact on the historic fabric of the building or upon the proportions of the rooms, and therefore will have a positive impact upon the significance of the building.

It is proposed to include a small conservation rooflight in the proposed extension and another conservation rooflight in the roofslope above the kitchen within the valley return. Therefore, this will not be visible from wider views of the building. It will be positioned between the rafters to minimise the loss of historic fabric, and will therefore have a neutral impact on the significance of the Listed Building.

Approved plans for 96/00458/HIST:



The proposed extension is small and proportionate to the existing building. The proposal will preserve the character, appearance and setting of the Conservation Area.

Impact Upon the Significance of the Listed Building and Conservation Area:



Window to be removed



There is some evidence that the stonework below the window is of a different date to that either side

Impact Upon the Significance of the Listed Building and Conservation Area:



Location of proposed extension



Area of proposed extension
– doorway to be reinstated

Impact Upon the Significance of the Listed Building and Conservation Area:



Modern stud walls to be removed



Conclusion:

In accordance with the requirements of paragraph 194 of the NPPF, the significance of the affected heritage asset which will be affected by this proposal has been described.

The proposals will preserve the special architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposals are therefore considered to meet the relevant requirements of development plan policies and the NPPF.

The works will also be in accordance with the Allocations and Development Management Plan 2015.



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