

# Chine Farmhouse Main Road Knockholt TN14 7LG

**TITLE**  
Heritage Statement for Pre-application

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**WRITTEN BY**  
Josie Roscoe  
MSc Historic Conservation,  
BSc Arch, IHBC

**REFERENCE**  
FL11765



hello@fullerlong.com  
0845 565 0281

Head Office: Fuller Long  
203 Westminster Bridge Road  
London SE1 7FR

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Fuller Long

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## 1.0 INTRODUCTION

- 1.1 Fuller Long Ltd. has prepared this Heritage Statement to accompany a pre-application for alterations to Chine Farmhouse, Main Road, Knockholt, hereafter referred to as 'the site'. The site was listed grade II in 1971 and sits within the Barley Conservation Area. The building was originally a farmhouse constructed in the 18<sup>th</sup> century with an earlier core.
- 1.2 The proposed works comprise several minor internal alterations including the addition of an ensuite in the first floor master bedroom area, reconfiguration of the current bathroom and adjacent bedroom and a new side/rear extension.
- 1.3 In line with paragraph 194 of the National Planning Policy Framework, the purpose of this statement is to define the significance of the listed building. It will describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and its setting.
- 1.4 This report includes the following:
- Brief background of the site's development;
  - A significance assessment;
  - An impact assessment of the work; and
  - Assessment of the proposals in terms of their compliance with national and local policy relating to heritage.
- 1.5 This report should be read in conjunction with the 'as existing' and 'as proposed' drawings by PJ Architectural Designs.
- 1.6 Primary and secondary sources have been used to understand the historic background, to carry out assessments and inform the design. The desktop research was based on a literature and documentary review of the site's planning history and local history and architecture. A survey of the site was conducted on 2<sup>nd</sup> June 2021 by visual inspection to analyse the site and ascertain if the work will affect the special architectural and historic interest of the listed building or the character and appearance of the conservation area. Consideration has been given to the features which contribute to the identification of the built form and the understanding of the special character of the site.
- 1.7 In accordance with the statutory tests s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it will be demonstrated that the special architectural and historic interest of the listed building and its setting will be sustained. Furthermore, the proposals will be shown to comply with the relevant national and local conservation policy.
- 1.8 A review of relevant national and local policy and guidance has been considered to ensure that the proposals are compliant with the relevant policies and guidance. These include the following:



Figure 1: (Top) Front elevation, (Bottom) Rear elevation

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), February 2021
- Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
  - Planning Note 1: The Historic Environment in Local Plans
  - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
- Sevenoaks District Council, Core Strategy (Adopted Feb 2011) – SP1 Design of New Development and Conservation
- Allocations and Development Management Plan (ADMP) – EN4 Heritage Assets
- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

## 2.0 HERITAGE ASSETS

### Historic England's listing entry:

- 2.1 Heritage Category: Listed Building
- 2.2 Grade: II
- 2.3 Date first listed: 02-Sep-1971
- 2.4 Date of most recent amendment: 03-Jun-1987
- 2.5 Statutory Address: CHINE FARMHOUSE, KNOCKHOLT MAIN ROAD
- 2.6 Details:

*KNOCKHOLT KNOCKHOLT 5280 Knockholt Main Road (South-East Side) Chine Farmhouse TQ 45 NE 41/633 2.9.71. II 2. House with C18 front on older core. Once 2 cottages. 2 storeys, 3 windows. Fairly high pitched roof, half hipped at right. Front renewed in machine tiles but old tiles at back. Flush flint rubble walls, with red brick window dressings, quoins, string course and lacing courses. Openings have segmental arches of alternate headers and stretchers, the outer headers blue. C19 sash and casement windows; and mid C19 gabled brick porch. Left bay, an extension, tile hung on 1st floor.*

- 2.7 There are no other statutorily listed buildings near the site.
- 2.8 Approximately 400m to the south of the site is the grade II\* listed Park and Garden of Chevening, which consists of "Gardens, pleasure grounds, and a park surrounding a C17 country house, first remodelled in the early C18, then reworked in the 1770s and added to during the first half of the C19" (Historic England's listing description).

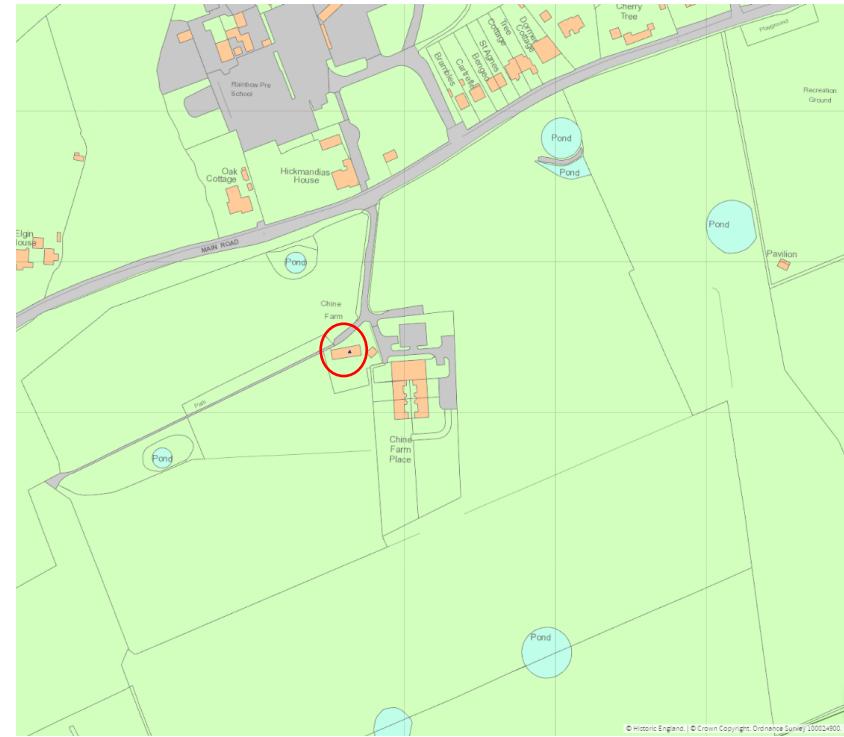


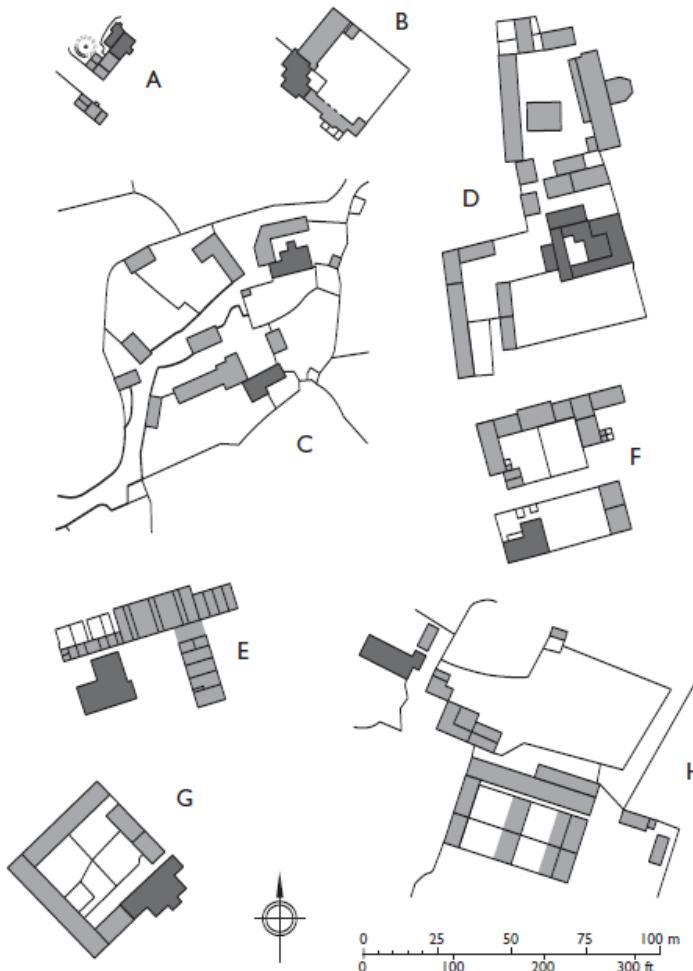
Figure 2: Historic England Listing Map, site outlined red.

## 3.0 CONTEXT AND HISTORIC BACKGROUND

- 3.1 The site is located to the north of the Chevening Estate, at the foot of the North Downs near an old route known as the 'Trackway'. This route was strategically positioned towards the top of the hills for better visibility to avoid ambush. The area's main trade was agriculture based with acres upon acres of arable land and pasture, though there were also ancillary trades including blacksmiths and saddlers. The open landscape around the site has remained largely untouched and remains a positive contributor to the site's setting.
- 3.2 Chine Farmhouse is accessed off a small lane off Main Road, which is surrounded by open fields and is detached from the main centre of Knockholt. The farmhouse is part of a group of buildings which have been altered over the years, though the farmhouse is the only listed building within the cluster. There is a large building to the southeast of the site with large driveway to the front.
- 3.3 The interrelationship between farm buildings throughout the UK developed through trial and error, and agricultural innovations during the 18<sup>th</sup> century regularised the layout of farmsteads. By the 19<sup>th</sup> century, the courtyard plan was common practice.
- 3.1 A key component of the rural built environment is the variation of building typologies, forming a rich variety of architectural features and informal clusters of buildings surrounded by open fields. Despite the piecemeal construction of the farmsteads in the area, the use of a common palette of typical Kentish materials created architectural and aesthetic coherence, utilising weatherboard, ragstone, brick, tile hanging, timber casement windows, tall chimney stacks and clay Kent peg tiles. The local domestic architecture has a consistent architectural language that is defined by several recurring characteristics such as steep hipped roofs, use of similar material palettes, gables and catslide roofs.
- 3.2 A characteristic of the farmsteads in the area is the legibility of hierarchy between the buildings. The farmhouse would have been the principal building on the farmstead with the ancillary agricultural buildings around it. The most important building in the farmstead however was not determined by its size, but by its level of architectural and constructional sophistication. Farmhouses, though generally smaller than the barns, had more refined detailing, fenestration and materials.

### Farmstead Plans:

- 3.3 Unlike other farmsteads in the country where farm buildings were commonly attached to each other, the farm layouts in the south east were characterised by groups of detached buildings. Prior to the 19th century when the courtyard layout was common, farm buildings were commonly unplanned and dispersed. This was typical of smaller farms, as seen in Blatt's map from 1769 (Figure 4Error! Reference source not found.).
- 3.4 Historic England's Historic Farmstead Preliminary Character Statement describes these dispersed plans as " typically found on smaller farms in stock-rearing or dairying areas, where a large straw yard for cattle was not required. They can range in size from the very small – for example a farmhouse and combination barn – to large groups of two or more blocks or individual structures, some or all of which may combine a variety of functions. In some areas, such as the Weald, cartographic evidence shows that there was often no attempt at planning or creating a formal yard area. Instead the house and barn (often the only buildings of the farmstead) were set fairly close together but in many instances there is no clear relationship. This unplanned nature of farmsteads in the Weald persisted until the mid-19th century." (p43)
- 3.5 The subject site is not the product of a single-phase development. It has evolved over time in response to continually changing needs, agricultural developments and living standards. Farm buildings have irregular shapes and have historically undergone alterations on an ad-hoc basis and are highly relevant to the site's historic context. As demonstrated in the historic maps in the following pages, the site appeared to be part of a linear plan farmstead, however, by the mid 19<sup>th</sup> century, there was a more formal courtyard 'U' plan where the different building ranges were connected. This however soon changed, when two large sheds were constructed in the late 19<sup>th</sup> century: a layout which survived until circa the 1980s. In the later 20<sup>th</sup> century, the large building to the northeast of the site had been removed.



I 6 Farmstead plan types (Farmhouses are shaded darker)

- A Linear plan. House and farm building attached and in line. This is the plan form of the medieval longhouse but in upland areas of the country in particular it was used on small farmsteads up to the 19th century.
- B L-plan including the farmhouse. Such plans can be a development of a linear plan or can represent a small regular courtyard plan (see E-G, below).
- C Dispersed plan. Within this small hamlet the farm buildings of the two farmsteads are intermixed, with no evidence of planning in their layout or relationship to the farmhouses. Dispersed plans are also found on single farmsteads where the farm buildings are haphazardly arranged around the farmhouse.
- D Loose courtyard. Detached buildings arranged around a yard. In this example the yard is enclosed by agricultural buildings on all four sides with the farmhouse set to one side. On smaller farms the farmhouse may form one side of the yard, which may have agricultural buildings to

only one or two of the remaining sides.

- E Regular courtyard L-plan. Two attached ranges form a regular L-shape. The farmhouse is detached from the agricultural buildings.
- F Regular courtyard U-plan. The yard, in this example divided into two parts, is framed by three connected ranges. Again, the farmhouse is detached.
- G Full regular courtyard. The yard is enclosed on all sides by buildings including, in this example, the farmhouse. Other examples are formed by agricultural buildings on all sides with the farmhouse built to one side.
- H Regular courtyard E-plan. This plan form (and variations of it with additional ranges) may be found on some of the larger planned farmsteads where livestock were a major part of the agricultural system. Cattle were housed in the arms of E: the 'back' of which provided space for fodder storage and processing.

Drawn by Stephen Dent © English Heritage

Figure 3: Farmstead Types – Source: Historic Farmsteads, Preliminary Character Statement: South East Region, 2006 (p42). The site likely began as a 'dispersed - plan 'C'.

## 4.0 DEVELOPMENT OF THE SITE

- 4.1 Chine Farmhouse gives insight into the way people used domestic buildings at the time of construction, and to an extent, how they were upgraded to accommodate the evolving living standards, emerging technologies, significant events and the availability of materials. Vernacular buildings, in their early history, were governed by prevalent local craftsmanship methods and availability of materials at the time of construction. Ease of transport was a huge factor in building upgrades, for example the arrival of the steam train and canals allowed for the transport of materials across the country. Nevertheless, Chine Farmhouse evolved over time and the historic layers which mark these developments are still legible throughout the building.
- 4.2 The site is a detached single dwellinghouse arranged over two storeys accessed from the front with a separate entry through the rear garden. The main section of the building is constructed of knapped flint with red brick dressings at the apertures and corners. Several window replacements have left the front and rear elevations somewhat imbalanced with a mix of timber sash and casements to both elevations with some clearly later 20<sup>th</sup> century installations concentrated to the rear. The core of the original building is possibly pre-18<sup>th</sup> century, but the fronting materials date back to the 18<sup>th</sup> century. As evidenced in the map progression below, it is clear that the site also had substantial 20<sup>th</sup> century additions, namely the two-storey extension to the east side and the replacement single storey extension on the west side. The two-storey extension is a post-war construction with horizontal timber cladding and tile hanging on the top storey and brick on the ground floor.

### MAP PROGRESSION

- 4.3 The following maps show how the area developed between 1769 to the current date.



Figure 4: Blatt's Map 1769. It is likely that this pocket of buildings was Chine, or formerly known as 'Shine', Farm. This is a more 'linear plan' or 'dispersed plan'.



Figure 5: OS Map 1868

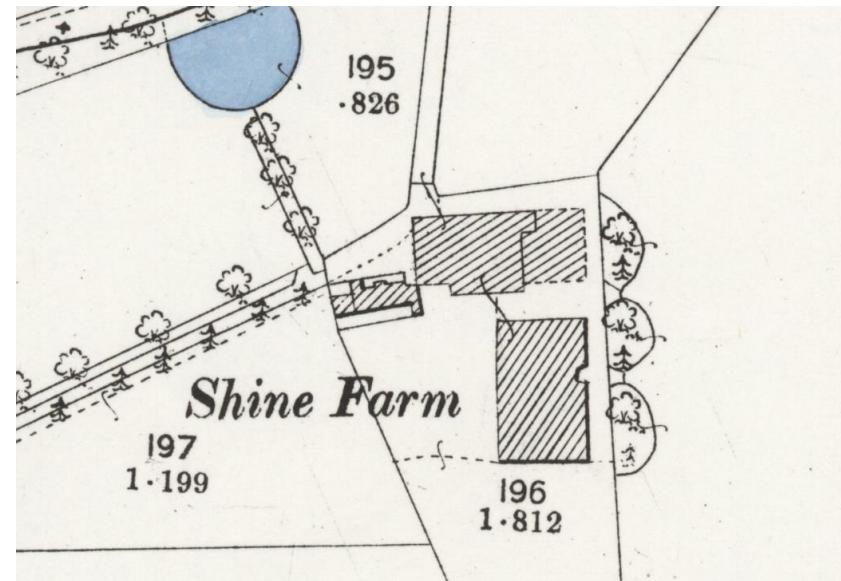


Figure 6: OS Map 1895. This map more clearly shows the footprint of Chine, nee Shine, Farmhouse. There appears to have been a small outshot extension to the west historically and the front elevation looks like it might have had a small porch.



Figure 7: Kent County Council Heritage Maps – 1946.



Figure 8: Kent County Council Heritage Maps, 1990 – it is clear that between the 1946 map and this map that the east side had been extended and that the small extension on the west elevation was also replaced for a slightly larger one.

## PLANFORM

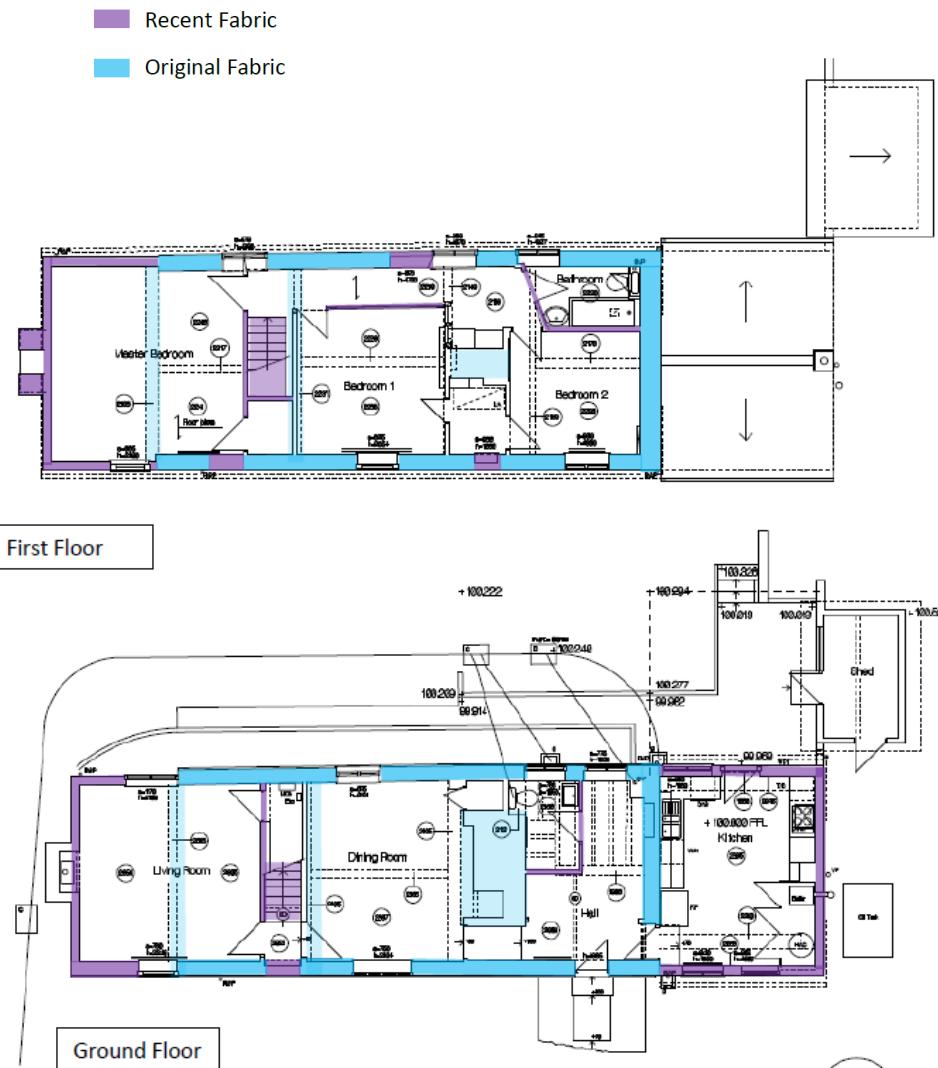
- 4.4 Originally, farmhouses had very simple layouts with square-like room footprints set out in an enfilade series. At the ground floor level the central fireplace marks the heart of the home. It is likely that this originally would have been an inglenook fireplace serving the main living area at ground floor level. The enfilade layout at ground floor level has remained intact however, at first floor level, a hallway was added to create separate bedrooms. A bathroom was also added in the southwest corner which has created an awkward junction at the window and doorway into the adjacent bedroom (Figure 21).

- 4.5 The ground floor is accessed from the front, which leads to an internal entrance. This room's original planform has been partially lost following the addition of the partitions for the WC (Figure 14). To the rear, there is access into the rear garden from the kitchen.

- 4.6 Two extensions have been added in the later half of the 20<sup>th</sup> century. One is a single storey replacement extension on the west gable side, leaving the original wall of the farmhouse intact (Figure 9 and Figure 12). This extension currently accommodates the kitchen. The other extension is two storey and was likely constructed in the mid 20<sup>th</sup> century (Figure 10). This extension has substantially altered the planform through the total demolition of the original gable wall and increasing the overall length of the farmhouse, essentially extruding the building by about 2 metres. The original planform of the affected rooms was totally lost here and the addition of the staircase in this part of the house has further confused the original layout and room proportions (Figure 18). It is possible that the original staircase was located in a central position adjacent to the central fireplace, as would have been more typical for a house of this age.

## FENESTRATION

- 4.7 There is evidence that several windows have been blocked up, particularly when looking at the brick dressing and the changes in the flintwork from the exterior. Several windows are clearly later replacements including all the casements in the rear elevation (Figure 11) and three to the front elevation. The tripartite window to the front elevation appears to be early and fits the width of the relieving arch above. In the front elevation there are three vertical sliding timber sash windows which are later replacements. Overall there is little compositional conformity to the fenestration which has resulted in a haphazard appearance.



#### FIREPLACES

- 4.8 At Chine Farmhouse the large brickwork chimney stack was built serving two fireplaces: one at ground floor level (Figure 13) and one at first floor level (Figure 17). Unfortunately the fireplace at ground floor level was bricked up, concealing what is likely to be a large inglenook fireplace behind. Upstairs there would have been a smaller fireplace for the upper chamber. The fireplaces terminate in a simple brick chimney stack with clay chimney pots.

#### MATERIALS

- 4.9 The predominant external materials consist of flint with redbrick dressings. Other less prominent materials include those used for the later two storey extension, which is vertical tile hanging and timber weatherboard on the first floor.
- 4.10 Much of the floor is concealed beneath carpet and was not inspected during the site visit as there are no proposed works to the flooring or the floor except for new carpet.
- 4.11 The roof is a steep double pitch gable with half hip on the west side.
- 4.12 The timber frame is exposed internally and is visible throughout the building. It plays a vital role in understanding the building's construction as well as contributing significantly to its historic character and architectural interest.

#### PLANNING HISTORY

- 4.13 The only relevant application for the site is the most recently refused planning (ref: 20/03512/HOUSE) and listed building consent (ref: 20/03513/LBCALT) application for the following works: *Single storey extension to rear. Roof and fenestration alterations. Landscaping and drainage works. Internal alterations.*
- 4.14 The reason for refusal for listed building consent was:
- The proposed extension would also result in an incongruous addition to the listed building in relation to both the design and appearance of the proposal. Insufficient information has been submitted in respect of the other proposed alterations in order to determine whether they would harm the listed building. Therefore, the proposal does not comply with Policy EN4 of the Sevenoaks Allocations and Development Management Plan and the NPPF.*
- 4.15 This will be discussed along with the officer's report in the following chapters within this Heritage Statement.



*Figure 9: Rear elevation showing the hipped roof and the single storey extension*



*Figure 10: Rear elevation showing the later 20<sup>th</sup> century two storey extension to the east gable wall*



*Figure 11: Later timber casement replacements which appear to be post 1950s*



*Figure 12: West gable wall with single storey extension and the corrugated roof of the adjacent shed*



*Figure 13: The fireplace in the main sitting room. This appears to have been bricked up at a later date and was likely a large inglenook fireplace*



*Figure 14: Entrance room at ground floor level with the later plaster board partitions of the WC*



*Figure 15: Later staircase likely added contemporaneously with the two storey extension*



*Figure 16: Exposed timber frame beams in the ground floor in the central ground floor room (sitting room)*



*Figure 17: Central bedroom on the first floor level (directly above the sitting room) with fireplace*



*Figure 18: First floor bedroom within the later extension section. There is a downstand delineating the original gable wall. With the addition of the staircase and the extension, this room's planform is of no significance.*



*Figure 19: The rear of the chimney breast from downstairs*



*Figure 20: Side of the chimney breast as seen from the first floor hallway*



*Figure 21: Family bathroom and adjacent bedroom at first floor level. The walls are later plasterboard.*



*Figure 22: Hallway at first floor level. To the right hand side is the niche where there was a window originally.*



*Figure 23: Later staircase from underneath. Adjacent is a later block wall, which is likely aligned with the location of an original wall*



*Figure 24: Later staircase from the first floor*

## 5.0 SIGNIFICANCE ASSESSMENT

5.1 The National Planning Policy Framework Annex 2 defines significance 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." A heritage asset is defined as "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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

### CRITERIA

5.2 Historic England's document '*Conservation Principles – Policies and Guidance for the sustainable management of the historic environment*' (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

5.3 "*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*"

5.4 In making this assessment, consideration has been given to its intrinsic architectural merit of the site, its completeness, the extent of any alterations and their impact, the contribution of the building to the character of the area and the degree to which the building illustrates aspects of local or national history.

5.5 Paragraph 194 of the NPPF recommends that an assessment of significance of the affected heritage assets should be carried out. This is a key assessment that has informed the design development, minimising impact where possible and assessing the potential impact of a development proposal. In order to assess significance, the criteria from Historic England's '*Conservation Principles, Policies and Guidance*' (2015) will be used. 'Significance is a collective term for the sum of all the heritage values attached to a place' which are: evidential, historical, aesthetic and communal.

### EVIDENTIAL VALUE

5.6 "*Evidential value derives from the potential of a place to yield evidence about past human activity [and] from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement*" (Conservation Principles, Para 35 and 38).

5.7 In this case the building contributes to an understanding of 17<sup>th</sup> and 18<sup>th</sup> century farmsteads in Kent and their socio-economic status which enabled them to build houses such as Chine Farmhouse. This building typology was established in terms of its form, size, materials, room layout and detailing.

5.8 The building has undergone several alterations during its lifetime including a replacement single storey extension and a two storey extension on the west and east elevations respectively. In some instances, such as the refacing of the main façade in the 18<sup>th</sup> century with red brick and flint, the later 'layers' have added to the historic interest, indicating the availability of materials and the wealth and social hierarchy farmstead owners would have had at the time in that part of the country.

- 5.9 The planform has devolved from the very simple formulaic layout of the enfilade series of square rooms, though this has been altered by more recent 20<sup>th</sup> century alterations particularly the two storey side extension and relocated staircase. These more recent changes in the planform are more specific to the individual circumstances of the owners rather than providing any general evidence of historic events, developments or human activity at the time. These more recent alterations have detracted from the evidential and historic interest of the listed building. In terms of fabric, the house's timber frame is likely to yield evidence on the age of the building through dendrochronology (scientific tree ring dating) and also reveal where the timber came from or if indeed it may have been reused from another earlier building. **Overall, the evidential value is medium.**

#### HISTORICAL VALUE

- 5.10 "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).
- 5.11 "The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).
- 5.12 The building has formed part of the historic local scene in the area around Knockholt for over 400 years and consequently has significant age value. The building provides evidence of the slow evolution of the settlement over time and today provides a glimpse of the area's agricultural past. The building's setting just outside the village is still reminiscent of earlier centuries and it is still surrounded by open fields.
- 5.13 Several features in the house, such as the fireplaces, indicate rooms that were originally the heart of the home. Although this fireplace has been bricked in, it originally would have been an inglenook fireplace and there is potential to reinstate this to better reveal the building's significance. The chimney stack has two pots indicating that the upper floor was also served by a fireplace originally. The fireplace on the first floor is a later installation, but still appears to be historic.
- 5.14 Chine Farmhouse is still used as a single dwelling. Though its layout has been altered in areas, the exposed frame offers insight into how the original house might have been originally in terms of planform and construction.
- 5.15 There are no prolific individuals or events associated with the site.
- 5.16 Historic value of the interior, exterior and setting of the listed building is medium to high.

#### AESTHETIC VALUE

- 5.17 "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).
- 5.18 "Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

- 5.19     *"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship."* (Conservation Principles Para 48).
- 5.20     Chine Farmhouse is an attractive building of immense character. Its use of vernacular materials such as its timber frame, weatherboarding, red brick dressings, flint and clay roof tiles give it a strong sense of place. The house is part of the traditional vernacular and is a locally distinctive and nationally significant building.
- 5.21     The exterior of the farmhouse has sustained several alterations during its lifetime, including extensions to both gables, though the single storey extension is clearly a diminutive addition that follows the form of a historic one in the same place, whilst the two storey extension is a poorly conceived construction that has formed an awkward juxtaposition with the original house. Original features that contribute positively to the aesthetic value includes the exposed timber frame internally, chimney stack and fireplaces. The flint and red brick frontage also contributes to the overall aesthetic and is a key characteristic of the building's exterior. Although the building is relatively simple in its domestic vernacular, its proportionality forms a pleasing composition. This composition however, has been somewhat eroded by later alterations. The differing material palette forms varying textures and visual interest. Its position within the setting of the open countryside adds to the overall aesthetic value.
- 5.22     Its internal layout is somewhat rambling on both floors, reflecting the incremental additions and modifications to it over time. The main entrance leads into one of the original rooms at ground floor level, though its original square footprint has been altered to accommodate a WC, which takes up a large portion of the space and has altered the spatial quality of that room. The central room beyond the hall has retained its original footprint, however, the original inglenook fireplace has been bricked in, which has concealed a once prominent feature in the house. The following room from the main reception was another square footprint room, which was totally altered to accommodate a new staircase. Similar alterations have been carried out on the first floor, including the addition of a hallway. Features which contribute to the site's distinctive character comprise the internally exposed timber frame, the main reception room at ground floor and the external materials. However, several more recent and unsympathetic changes have occurred which have eroded the authentic aesthetic quality of the site. The aesthetic value of the listed building's interior is low to medium, and exterior is medium.

#### **COMMUNAL VALUE**

- 5.23     *"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects"* (Conservation Principles, Para 54).
- 5.24     The building has communal value in so far as it has been a familiar local building for many centuries and has featured in the day to day lives of those who live, work or pass through the area. Although the site is privately owned and is located off a small lane, it will be in view from other sites in the area. The building and its setting provide a visual connection to the past, which can be appreciated from the public realm. This value however is local in its focus.

## 6.0 ASSESSMENT OF THE PROPOSALS

- 6.1 This section sets out the proposals and will consider their impact on the significance of the listed building. It will assess this impact in terms of the statutory duty to preserve the special architectural and historic interest of the listed building. The proposals will also be considered against the relevant local and national historic environment policies.
- 6.2 Proposals from the previously refused planning and listed building consent application (20/03512/HOUSE and 20/03513/LBCALT) have been further developed to respond to the case officer and conservation officer's comments in the delegated report, dated 26<sup>th</sup> January 2021. This chapter will discuss in detail how the revised design has responded to the comments.
- 6.3 The officer's comments were summed up at the end of the report, stating that "*The proposal is a grade II listed building, which includes both external and internal alterations. The Conservation Officer was consulted on the scheme and has concerns in relation to the development. The Conservation Officer has concerns in relation to the following in summary:*
- *Insufficient information in regard to moving windows*
  - *Appearance of the pitch, depth of extension and fenestration would be incongruous*
  - *Awkward connection with roof form with existing building*
  - *Insufficient in regard to the removal and partitions for WC in relation to the significance of this part of the house and build-up of walls*
  - *Further drawings required from the structural engineer in relation to the masonry column*
  - *Do not support the en-suite addition due to the proposal resulting in the removal of the fabric and the impact on the legibility of plan form*
  - *Insufficient information in regard to the wall between the bedroom and cupboard in relation to the age, build-up and significance*
  - *Concerns with information of services and the potential and impact of historic fabric, which needs to be addressed.*
  - *Insufficient information in relation to bedroom 2 and the bathroom."*
- 6.4 The design scheme for this pre-application has been prepared following further investigations and assessment of the site and the feedback from the officer's delegated report from the previously refused application. The impact assessment below will also outline how these comments have been addressed.

### PROPOSED EXTENSION

- 6.5 Proposal: The delegated report from the previously refused application stated that "The appearance of front facing pitch on the front elevation combined with the depth of the extension, Velux's and fenestration pattern would appear incongruous and would give the extension greater prominence. The roof form would also create an awkward connection with the existing building. As raised in the pre-application, the principle of a single storey extension may be acceptable and its location off the existing single storey extension is likely to be the most suitable but it needs to sit harmoniously with the host building." The revised proposal is to therefore retain the existing form of the current single storey extension, thereby retaining the existing well balanced visual relationship between the main building and the current extension. The new extension will be located off the rear of the existing with a valley gutter in between. It will match the profile of the existing extension with a slightly reduced size and there will be a small 'boot shed' in place of the current shed.
- 6.6 Impact: The proposed extension is located off an existing extension and there will be no impact on any significant parts of the listed building. Part of the work is to open up the current kitchen to create a connected kitchen and dining space, which will require the removal of a section of the rear wall of the existing extension. This fabric is of no heritage value as it was rebuilt in the later half of the 20<sup>th</sup> century. There is currently an unsightly shed located to the rear of the existing extension (Figure 12), which will be removed and replaced with a structure that will be more in keeping with the fabric and historic character of the site.

- 6.7 The profile and form of the proposed extension takes visual cues from the existing built form and will sit harmoniously within its context. As seen in the elevation drawings provided by the architect, the siting and size of the extension is clearly subservient to the host building. The ridge height sits comfortably below the eaves height of the original part of the listed building and it will only be visible from the west side and the rear. Given its position behind the current extension, it will not be visible from the front or the east elevation.
- 6.8 The number of proposed roof lights has been reduced to two. These will be conservation roof lights facing onto the south pitch of the existing extension. Given the new extension will mostly conceal the rear pitch of the existing extension, these will be well hidden from view and visual impact will be minimal to negligible. The 'outer' pitches facing north on the existing extension and south on the proposed extension will not have any roof lights.

#### LAYOUT GROUND FLOOR

- 6.9 Proposal: The delegated report stated that "the removal and new partitions for the WC we require information on significance of this part of the house and build-up of the walls in order to make an assessment. As the proposed changes requires the introduction of a masonry column we require the specification and drawings from a structural engineer which addresses how it will impact the structure particularly as this is the historic core of the building." The proposed layout on the ground floor within the original part of the listed building will remain as existing, thereby omitting any requirement for additional structural strengthening. The only proposed change will be within the current WC, which will have a shower added in the corner.
- 6.10 Impact: The impact of this proposal is negligible, as the existing layout will remain as existing.

#### PROPOSED MASTER BEDROOM ON FIRST FLOOR

- 6.11 Proposal: The officer's feedback from the previous scheme outlined that they were "unable to support the creation of an en-suite bathroom in the main bedroom as it results in the removal of fabric and impacts on the legibility of plan form. The existing wall between the bedroom and cupboard would be removed and no information has been provided on the age, build up and significance of the wall. There are also concerns with the introduction of services into the historic core of the building as apart from the introduction of an internal soil stack in the living room, it has not been indicated how water will be run to the bathroom and the impact that may have on historic fabric. The impact of the internal soil stack on internal features of the living room has not been addressed." The proposal has been slightly reconfigured to retain the rectangular footprint of the room by moving the entrance door within the room and creating a cupboard space. The proposed foul water drainage will run between the joists to the rear of the building to a new soil stack located externally.
- 6.12 Impact: National policy requires that heritage assets "should be conserved in a manner appropriate to their significance". In this case, this room's planform is of no demonstrable significance having sustained recent alterations in the mid-late 20<sup>th</sup> century when the two-storey extension was constructed. The extension does not relate to any significant historic events or prominent individuals, and therefore, its layout is less sensitive to change. The proposed ensuite will be discreetly located within the corner of the room and the design has been revised to bring the room's entrance forward with a fitted cupboard to the side to align the wall and retain a square-like footprint. The wall that will be affected is a later wall that was likely built when the staircase and the two-storey extension were constructed. It currently awkwardly abuts the central mullion of the casement window, which appears to be in its original position. Upon assessing the affected partition more closely, it is highly unlikely that there would have been a wall here historically; the wall abuts an originally positioned window, proportionally it would not have worked within the original building footprint and it is in line with the later staircase. The creation of the opening where the new en-suite is proposed is therefore not considered to impact the significance of the listed building. The timber door and architrave will be reused.

#### PROPOSED FIRST FLOOR LAYOUT

- 6.13 Proposal: Other proposed works include minor alterations to the first floor layout where the family bathroom is located. The officer's comments on the previously refused scheme were that they were "unable to assess the impact of the removal and creation of new partitions for bedroom 2 and bathroom due to the lack of

information the age, build-up and significance of existing arrangement. It is indicated on the first floor plans that the window is in the same location. This needs to be clarified and if it is proposed to move the existing window then a future application needs to address the age and significance of the existing arrangement and include the schedule of works as it would affect brick detailing and flint work."

- 6.14 **Impact:** The replacement of the wall to 'bedroom 2' will have minimal impact. It is highly unlikely that this wall is original, as the more typical enfilade arrangement of a small farmhouse would likely have been the layout when the farmhouse was built. The hallway was likely added much later, quite possibly when the new two storey extension and staircase were constructed. The walls of the family bathroom appear to be plasterboard and the current arrangement of the floorplan is clearly a later alteration that has been haphazardly created and detracts from the simple square-like characteristics of the timber structure. In order to create a more comfortable arrangement for the room and bathroom doorways, the walls will be straightened to align with the structure of the building. This fabric is clearly later and the proposed change will not affect the significance of the listed building.

#### **REINSTATEMENT OF THE INGLENOOK FIREPLACE**

- 6.15 **Proposal:** The current fireplace within the sitting room has been bricked up, and it is likely that there is an inglenook fireplace behind. The proposal is therefore to remove the later bricked up infill to reveal the original fireplace.
- 6.16 **Impact:** This proposal is to reinstate a feature within the farmhouse that is of high significance. This proposal will have a substantially beneficial impact as it will better reveal the listed buildings historic and architectural interest.

## 7.0 PLANNING POLICY CONTEXT

### THE PLANNING (Listed Building Consent and Conservation Areas) ACT 1990

- 7.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative framework within which development affecting listed buildings must be considered. Section 16 of The Act states that in considering whether to grant listed building consent for development which affects a listed building, the decision maker should 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.*"

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2021)

- 7.2 The NPPF's core principles require that proposals should contribute to conserving designated heritage assets in a manner proportionate to their significance (paragraph 194). It adds that "The level of detail [in the application] should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."
- 7.3 Paragraph 189 states that "These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."
- 7.4 The NPPF puts emphasis on avoiding harming the significance of heritage assets and that 'great weight' should be given to the objective of conserving them (paragraph 199).
- 7.5 Paragraph 202 states that "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."

### ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP) - 2015

- 7.6 Policy EN4 – Heritage Assets:
- Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.*
- Applications will be assessed with reference to the following:*
- a) the historic and/or architectural significance of the asset;*
  - b) the prominence of its location and setting; and*
  - c) the historic and/or architectural significance of any elements to be lost or replaced.*

### CORE STRATEGY (2011)

- 7.7 Policy SP1 of the Core Strategy states that "all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated."

- 7.8 **RESIDENTIAL EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (2009)**
- 7.9 "The scale, proportion and height of an extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its setting. The form of an extension should be well proportioned and present a satisfactory composition with the house. The extension should normally be roofed to match the existing building in shape."
- 7.10 "The facing materials and detailing of an extension should normally match those used in the existing building or, if this is not the case, should be in harmony with it."
- POLICY COMPLIANCE**
- 7.11 The applicant has recognised the need to carry out a baseline assessment of the building to inform the revised proposals. A significance assessment was carried out as part of this baseline study of the building, with a level of detail proportionate to the importance of the listed building and the proposed works. This study concludes that the works in the subject site do not affect the listed building's significance and there will only be minor impact on the historic fabric on some of the proposals. Internal and external architectural features that are deemed to be of significance will be preserved. Overall, the work carried out will sustain the significance of the listed building and there is no occurrence of 'harm', however, in order to address para 202 of the NPPF, the benefit of an improvement in the house's amenity will safeguard its long-term original use as a single family dwelling and will improve the quality of life for future owners/occupants as well as incentivise proper maintenance. Improvements in the house's amenity is a key part of the scheme. The scheme will ensure that the house will remain in single use, as originally intended, for years to come. Another benefit is the reinstatement of the inglenook fireplace, which is one of the more prominent and significant features in a farmhouse of this age.
- 7.12 Paragraphs 015 and 016 of the National Planning Policy Guidance (NPPG) outline optimum viable use and how this is taken into planning considerations. "The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation" (para 015, NPPG). In this case, the optimum viable use will be secured, and thus the listed building's long-term conservation.
- 7.13 Overall, the proposed works have been formulated to preserve the special architectural and historic interest of the listed building and will not involve any loss of significant fabric. There will be no harm to visual amenity of the site or its neighbours and the special architectural and historic interested will be preserved. It is therefore considered that the proposal satisfies the objectives set out in the above local and national planning policy, particularly with regards to section 16 of the NPPF.
- 7.14 The proposals are also considered to comply with the adopted ADMP and the Core Strategy. The thrust of policies EN4 and SP1 are that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of their form, scale, materials and architectural detail. The proposals have been sympathetically conceived to be in keeping with the form and materials of the listed building and the extension is considered to be suitably subservient whilst adhering to the materials and form of the host building.
- 7.15 The proposals would cause no harm to the architectural integrity, character, appearance, form or fabric of the listed building and are thus considered to preserve its special architectural and historic interest. Consequently, the proposals comply with the statutory requirements at s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990.

## 8.0 CONCLUSION

- 8.1 Analyses and assessments of the site have been carried out at an early stage of the project to inform the design process following the previously refused application. This approach has been beneficial regarding the process of developing the proposals and addressing national and local policies and guidance and has resulted in a scheme that will be sympathetic to the building with the key features preserved.
- 8.2 The proposed alterations that will ensure the building is suitable for 21<sup>st</sup> century use. The scheme therefore seeks to create an amenable family home that reflects the status of the house and today's living standards, thus safeguarding its continued use as a single family dwelling for years to come. The proposals are minor in nature and all the features deemed to be of high significance, including the fireplaces and layout within the original part of the farmhouse, will not be affected by the proposals, with exception of the inglenook fireplace. The significance of the listed building is therefore sustained and features of special architectural and historic interest will be preserved and, in some cases, better revealed.
- 8.3 The proposed works have been designed to be sympathetic to the listed building and sustain its significance and would comply with local and national policy.