

STATUTORY DECLARATIONS: The listed assets 56 High Street and 57 High Street are Grade 11 listed in 1982, ID 1274479 and Heritage Legacy ID 415097 and within the heart of the village of Farningham in the 'Conservation Area' and AONB. 56 High Street is 'L' shaped C17 to early C18 two storey house of red brick with grey headers [Flemish Bond] fronting the High Street, under a clay plain tile pitched roof.

The Conservation Area limit is on the north rear wall/boundary of 58 High Street and also the rear boundary of the listed asset. Farningham is an excepted village in the Green Belt.

The proposed minor alteration to install a bathroom window at the rear of No 56, requires LBC and it is submitted that to demolish and replace the garage at the rear of the listed asset also requires LBC. Furthermore, the proposed demolition of the dilapidated building, 58 High Street and the proposed erection of a modest 'Barn-Style' Granny Annexe, which encroaches within the curtilage of the listed asset, is also situated at the rear of the neighbouring listed dwelling [57 High Street] and for these reasons it is respectfully submitted that listed building consent may also be considered a priority in this case.

56 and 58 High Street are currently within the applicant's ownership and both properties were also owned by previous owners going back many generations. The two properties, 56 & 58, share a common boundary and have long been co-joined due to a mutual dependence on access, both pedestrian and vehicular. Previous owners and the present owner of 56 & 58 would not have purchased 56 High Street as a 'stand alone dwelling' without acquiring both properties.

HISTORIC/ ARCHITECTURAL INTEREST OF THE ASSET. The two storey terraced dwelling 56 High Street is Oak timber frame C 17. The frontage in the street scene was later faced with masonry in 'Flemish Bond' in the 18th century in the Georgian style.

The rear elevation of the listed asset is painted masonry. The pitched roof is clad with clay plain tiles. The present garage - of masonry walls under a pitched tiled roof - at the rear of the asset in the garden is relatively modern erected around 1975 by the previous business owner, who had purchased the two properties around 1960.

The detached building 58 High Street also known as 'The Old Smithy' and previously as ' Forge Yard' was likely built in the 18th century. The only records held by the applicant are dated 1898 and it was for some years a Blacksmith's forge - one of two in Farningham at the time when horses were part of everyday life in the village and surrounding area in an Agrarian society. The walls of this simple rectilinear single storey building are built of brick under a pitched tiled roof of clay pantiles. The walls are damp. The rear north wall and the east end gable wall are built on the boundary with adjoining neighbours gardens - where the floor level is considerably below the neighbours ground level. The north wall is also the boundary limit of the Conservation Area. The west end gable wall of No 58 is built on the common boundary with No 56, the listed asset and the east gable on the boundary with No 1 'South Terrace'.

The roof structure of 58 is a form of 'close -couple' roof of rafters birdsmouthed to wall plates and framed with purlins, struts, hangers and collars. The roof structure is not original but very likely replaced by the former business owner when the large garage within the curtilage of No 56 was erected in about 1975. However the roof is not weathertight and in poor condition. On the rear wall [the limit of the Conservation Area] the roof terminates on the top of the external wall without eaves or gutter and rainwater discharges into the wall or where-ever the prevailing wind dictates over the boundary and neighbouring gardens. [There appears no evidence to suggest that eaves gutters were ever provided where the roof sits on the boundary wall.]

The pitched roof of clay pantiles terminate at the gable ends with original low parapets just above the roofline.

Needless to say that maintenance of the roof and external walls on the boundaries is restricted, with no easy access without close neighbour co-operation. It is respectfully submitted that the dilapidated outbuilding [58 High Street] has little 'Architectural Merit' and replacing it with a timber-framed structure set back from boundary walls, would seem an ideal solution. The present external walls could be reduced in height and retained as boundary walls [actual height to be agreed with the LPA and adjoining land owners.]

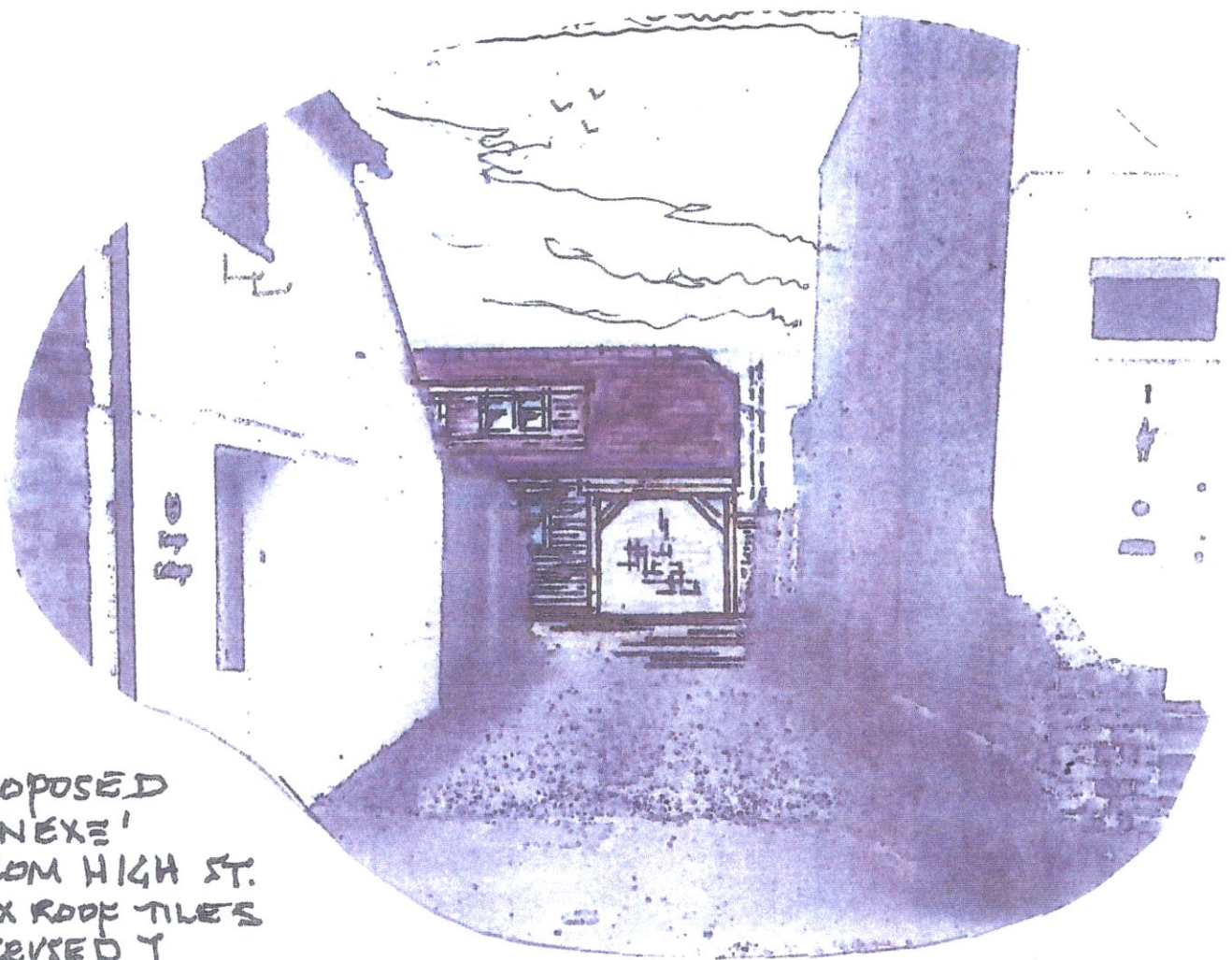
No 58 High Street is in a backwater in the street scene. Visually the building is cloaked by the restricted access off the High Street and behind 'Forge Cottage' 57 High Street. A replacement building in modest 'barn-style' as a detached annexe would have no more or less impact in the street scene than the present business premises. [see photo-montage Appendic 'A 1' – page 5 refers]

The external front brick wall of the outbuilding [58 High St] on the south elevation is painted and has little to offer in the Conservation Area. Other brickwork is poor quality. The pantiles on the roof have some charm but need careful inspection before reuse, should permission be granted. [If necessary the pantiles could be reused on the south-facing front elevation and the north flank clad with similar second hand replacement pantiles.]

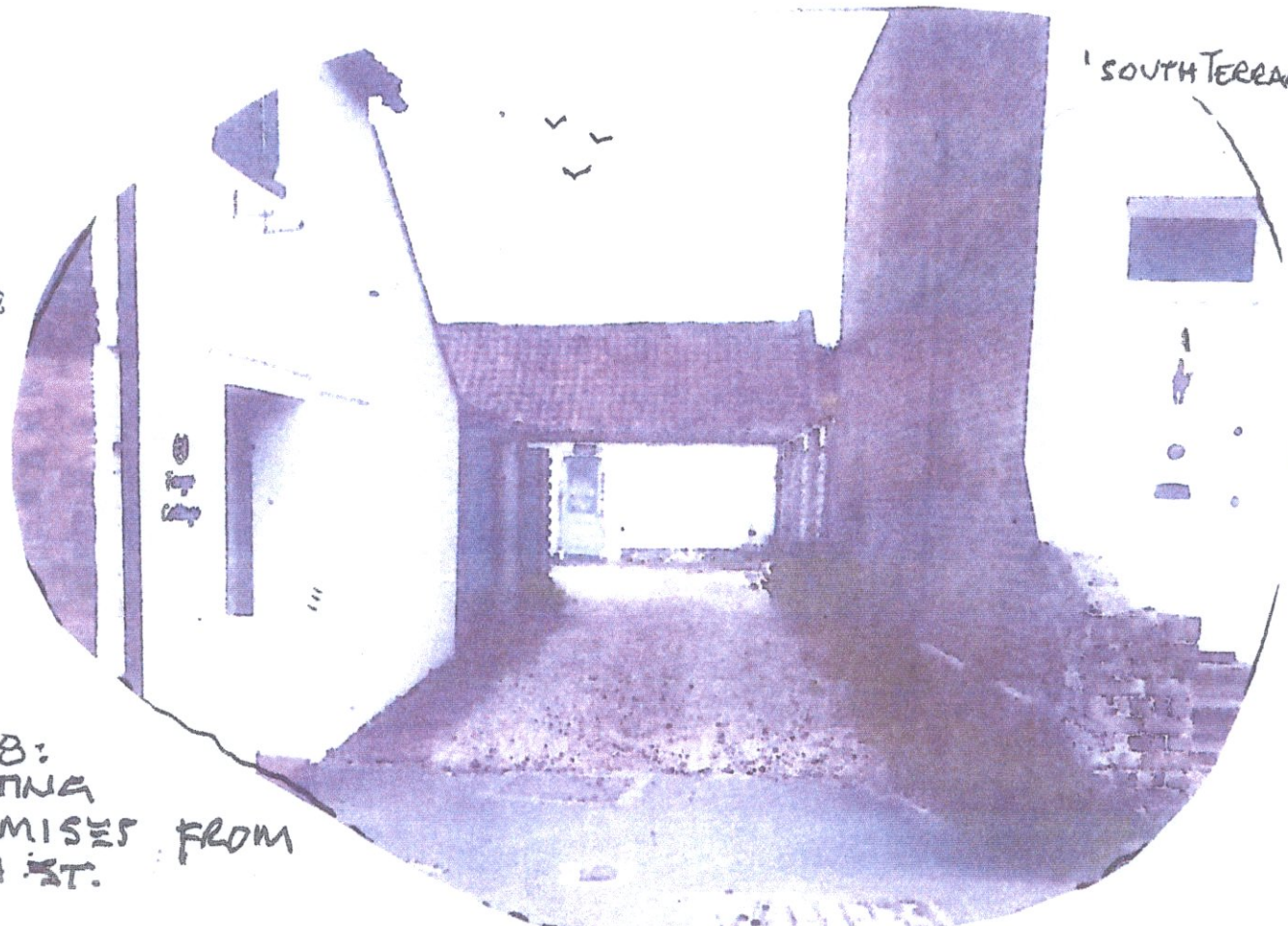
Since around 2011 or earlier 58 High Street had fallen into disrepair following the demise of the owner and proprietor of the workshop and retail business. The premises and the listed asset 56 High Street passed into new ownership and the owners obtained planning permission to convert and change the use of the outbuilding from A1 to C3 [58 High St] to residential use.

APPENDIX 'A1'

PHOTO-MONTAGE 58 HIGH ST
FARNINGHAM



PROPOSED
'ANNEXE'
FROM HIGH ST.
[EX ROOF TILES
REMOVED]



FORGE
COTTAGE
No 57

'SOUTH TERRACE'

No 58:
'EXISTING
PREMISES FROM
HIGH ST.

However, both properties were eventually put on the market and purchased by the applicant and her late husband in 2014. As a priority the new owners commenced work on repairing the listed asset which was in a poor state of decoration and repair. Sadly, the applicant's husband became ill during this very busy time and did not recover. For a considerable time all work was put on hold.

During recent years, the applicant has undertaken work to reinstate the listed asset 56 High Street and has worked tirelessly with SDC Conservation Officers with repairs and renewals to the listed asset.

The applicant was not in any position under the planning permission to renovate or convert 58 High Street which is now in very poor condition. To convert the building to residential use is no longer viable and demolition and careful reconstruction would appear to be the best course of action, with minimal impact in the Conservation Area and on the listed assets.

[If retained as simple business premises, repairs and renewals could be undertaken but the continued use of this site for any type of business, would not seem to be in the best interest of neighbours or the Conservatuion Area. The applicant has approached several neighbours and advised them of the present position and many have voiced concern at any suggestion of retaining any type of retail or business premises on this site within the heart of the village and Conservation Area.]

ARCHAEOLOGICAL SIGNIFICANCE OF THE ASSET & PROPOSALS: Farningham is rich in archaeology since the Bronze age, Saxon, Roman and Middle ages. Farningham is a village of great archaeological interest and has been explored in the past and important finds and artifacts found by leading archaeologists. Mr Brian Philp of KARU has undertaken work in Farnigham in the past. There are significant buildings – old castles in Farningham and Eynsford and the Historic Roman Villa in nearby Lullingstone which are of particular importance. Should planning permission and listed building consent be granted for the proposals at 56 & 58 High Street, a planning conditon requiring a 'watching brief' to be undertaken by Archaeologists [e.g. KARU] would normally be required by the LPA during the early stages of work for excavations for foundations and drains etc.

In the previous planning permission for conversion of the building , it was a requirement to submit a contamination assessment for the site. This was undertaken many years ago and a fresh report based on latest technology , may seem adviseable and a 'watching brief' undertaken in view of the 'Archaeological Significance' of the site.