

LANGLEY PARK HOUSE, LANGLEY
MAIDSTONE, KENT, ME17 3NQ

HERITAGE STATEMENT



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HS1 LISTING DESCRIPTION

REVISION SCHEDULE					
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1	31/01/2023	For Submission	Shaun Moger Heritage Consultant	Paul Clarke Director	Client
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1.0 INTRODUCTION

- 1.1. This Heritage Statement has been produced by **heritage** unlimited to support a planning application on land adjacent to Langley Park House, which seeks to construct a detached residential dwelling.
- 1.2. Langley Park House is a grade II listed building, designated in 1968, however the development site is located outside of the listed curtilage.
- 1.3. Listed buildings are defined by the National Planning Policy Framework (2021) (NPPF) as designated heritage assets. As the proposed development affects a heritage asset, paragraph 194 of the NPPF requires a Heritage Statement to support a planning application. This document has been prepared in accordance with the requirements of the NPPF.
- 1.4. The purpose of a Heritage Statement is to identify the significance of any heritage asset affected by the proposed development, the impact the proposed development will have upon the identified significance and justification for the proposed development. The Heritage Statement also needs to assess the proposed work in accordance with the statutory tests provided in the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.5. This Heritage Statement should be read in conjunction with architectural plans and other supporting documents, which form this planning application.
- 1.6. This report has been compiled by Shaun Moger MSC Historic Building Cons and is based on desk-based research and a site visit carried out January 2023.



2.0 SITE LOCATION AND CONTEXT

- 2.1. The site is located approximately 350m south of Sutton Road (A274) and 100m northeast of the grade II listed Langley Park House, on land under the same ownership but not included in the listed curtilage.
- 2.2. Langley Park house faces south, away from the development site, and located between the two is an outdoor pool with a small hipped roof outbuilding at its east end, encircled by tall and dense ornamental hedges. So too is the kitchen garden and lawn to the rear of the property, providing ample privacy and screening. The land further from the house, closer to the proposal site, is more natural with tall trees and other intermittent shrubbery.
- 2.3. The proposal site is currently undeveloped and separated from the grounds of Langley Park House by a six-foot wooden border fence and gate. Historic mapping and Tithe records show that in 1844 the site was a small wooded area called 'Rabbit Hole'. The topography of the wider area is undulating and the site slopes down slightly to its eastern edge. The undulation is more pronounced in the adjacent grounds of Langley Park with the area immediately to the southwest forming a natural bowl dotted with a number of mature trees. These, combined with the tall mature hedges lining the pool and landscaped gardens situated between the site and the house, reinforce the distinction and screening between the two, greatly limiting views.
- 2.4. The surrounding area was primarily open fields and farmland; however a large-scale housing development (15/509015/OUT) is currently under construction on the land encircling the site and Langley Park to the north, west, and east. The extent of the development area is planned to span from approximately 100m north of the house to 400m north where it meets the A274/Sutton Road. A commercial property is also currently located 200m north of the proposal site, however this is to be demolished as part of the large housing development.
- 2.5. Three additional listed buildings are situated to the west of the house, two barns and cattle shed and stables, all of which are now converted for residential use. Furthermore, the Church of St Mary and Langley School And School Masters House are located approximately 550m to the east. However, due to location and distance, there will be no impact to them and it is not necessary to assess these further in this report.

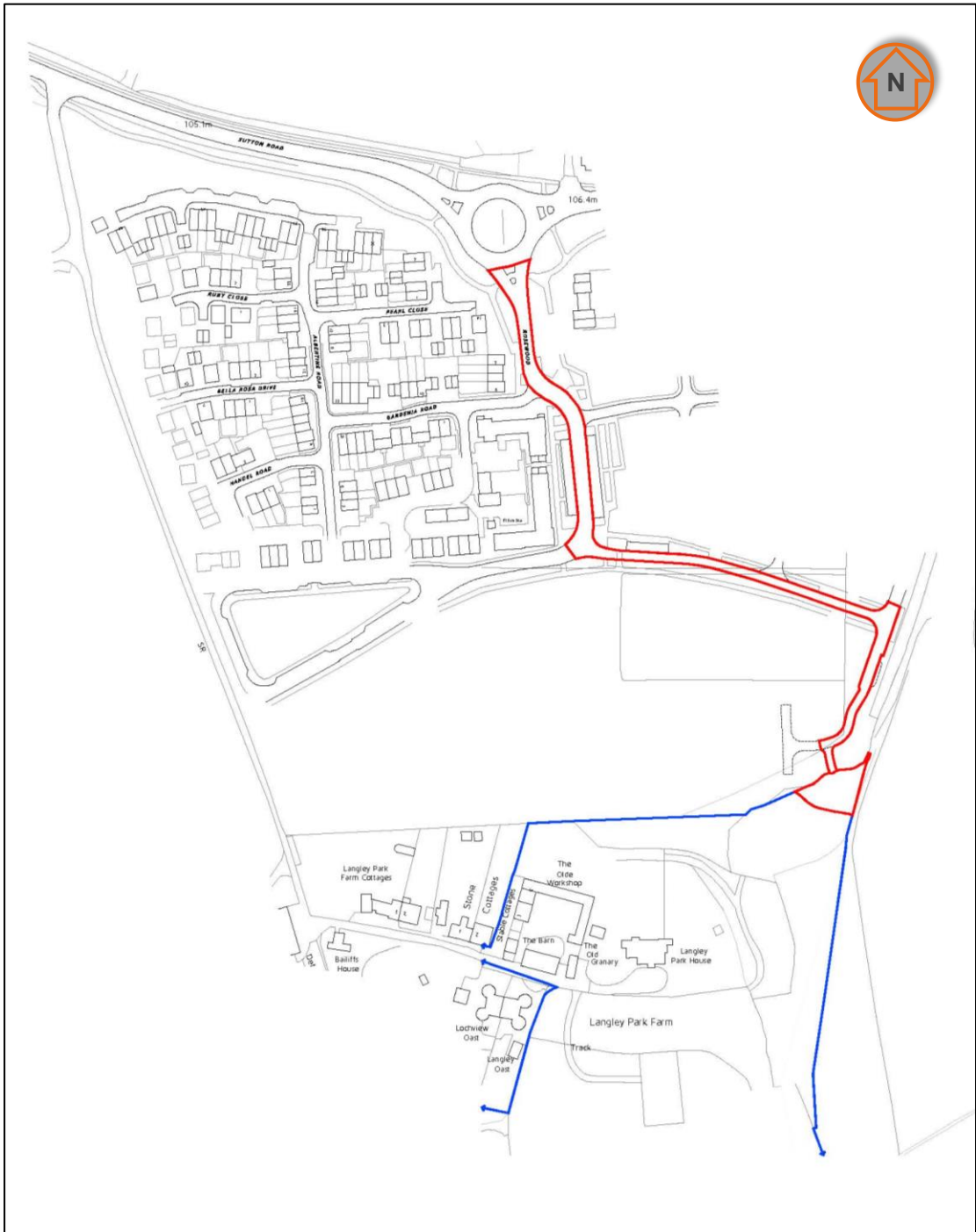


Fig.1: Site location shown in red.



Fig.2: On approach to Langley Park House from the west. At this angle the proposal site is concealed behind the house.



Fig.3: Looking from the driveway of the Langley Park House in the direction of the proposal site, situated approximately 150m northwest behind the trees, hedges, and fences.



Fig.4: Stood at the southeast corner of the house, the proposal site (roughly the centre of the image) is concealed behind the topography and dense tree and hedges, even in winter.



Fig.5: Looking towards the site from beyond the pool, outside of what is considered to be the listed curtilage area. The topography is undulating, forming a natural bowl with the proposal site beyond the fence on the higher edge. The gate currently giving access to the site is marked by the arrow and also denotes an approximate mid-point on the proposed building's south elevation.



Fig.6: Stood at the low point of the land, looking towards the gate of the proposal site, which is situated behind the fence.



Fig.7: Looking back (southwest) towards the house from in front of the proposal site.



Fig.8: Looking back to the house from the centre of the proposal site, roughly the northeast corner of the proposed building.



Fig.9: The proposal site viewed from the northeast corner, looking back towards the house which is well screened in winter and would be almost entirely hidden in summer.



Fig.10: Looking northwest over the site from the southeast corner of the site, its lowest point. The large scale housing development can be seen on the horizon and is planned to extend closer to the site.



Fig.11: The large scale housing development seen when looking north.



Fig.12: The northern access gate and commercial building beyond.



Fig.13: The east elevation of Langley Park House, which faces the site.



Fig.14: The view looking in the direction of the site from the lawn area to the east of Langley Park House's garden. Due to topography and verdancy, the site is totally screened from view.



Fig.15: The rear and garden of Langley Park House, looking away from the site.



Fig.16: Looking in the direction of the site from the rear of Langley Park House. The topography and verdancy screens it from view.

3.0 IDENTIFIED HERITAGE ASSETS

- 3.1. The National Planning Policy Framework (NPPF) requires that all heritage assets affected by the proposed development are identified and their significance, which includes setting, are described. The level of 'harm' the proposed works will have to the identified heritage assets also needs to be determined within the context of a Heritage Statement.
- 3.2. As identified in the introduction, the site is located adjacent to (but not within the curtilage) of the grade II listed building, Langley Park House.

Langley Park House (Langley Park Farmhouse)

- 3.3. Langley Park was listed grade II in 1968 (formerly listed as Manor Park Farmhouse, with amendments in 1985) and is described as dating to the late 18th century. The architectural style of the property thus is Georgian, with elements of vernacular and rural styles.
- 3.4. The farmhouse is three storeys with a three window range front (south) elevation and is of chequered red and grey brick construction. The flat roof of the main range is concealed behind a parapet wall with stone coping, whilst the two storey rear of the property and single storey projections to the sides feature hipped clay tile roofs. From the rear (north) the large brick stacks are also visible, adjoining the north elevations.
- 3.5. The front elevation of the building has two tripartite sash windows per floor with sashes to the centre, six-over-six pane on the first floor and three-over-six on the second floor, all beneath flat arched rubbed brick heads. The first floor also features two small circular oeil-de-boeuf windows, positioned either side of the central sash windows. The door of the property has glazing bars to match the windows and is set beneath a decorative fanlight and flanked by narrow glazing bar sashes. The Doric porch had a deep flat hood and a plain frieze and cornice and continues on pilasters over the narrow windows.
- 3.6. Tithe records show that in 1844 the landowner was the Earl of Romney and Langley Park, then Park Farm, was occupied by Richard Honey. The house was the farmhouse and had a simple square plan form with a garden to the west and all other structures were ancillary farm buildings. The proposal site was demarcated separately even then, though under the same ownership, and was a wood called 'Rabbit Hole'.



Fig.17: The south elevation of Langley Park House.

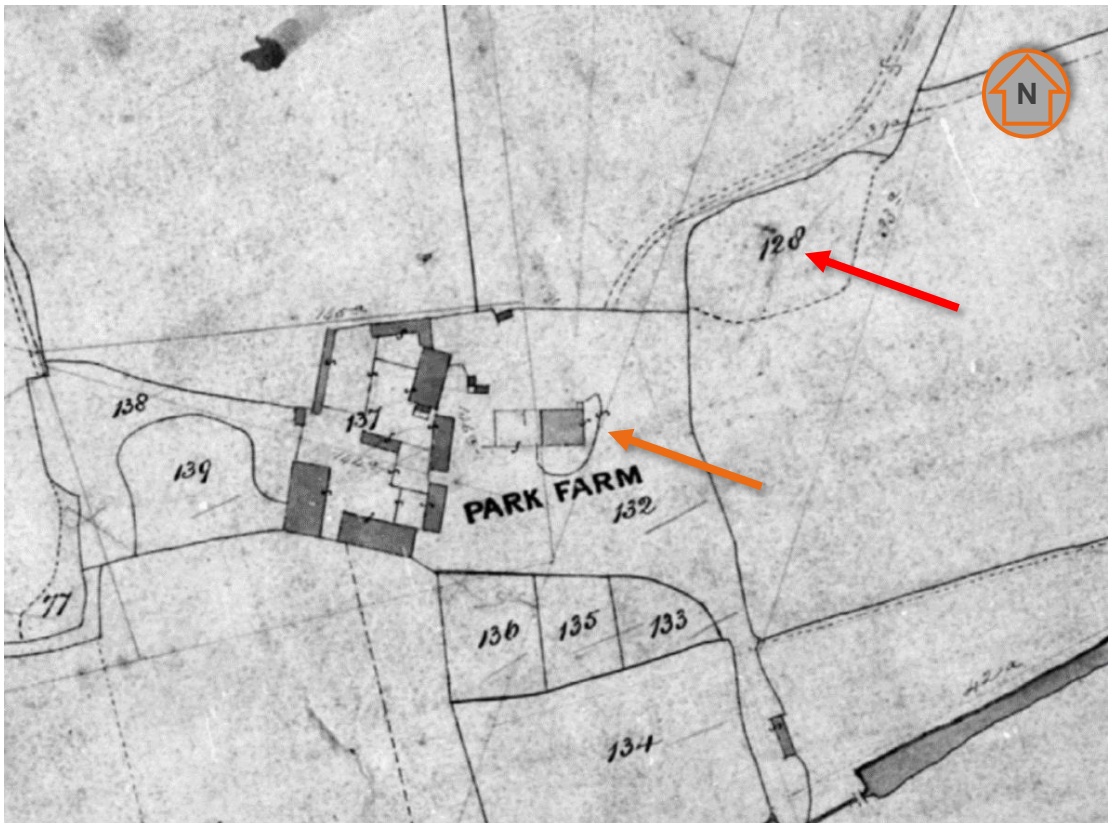


Fig.18: The 1844 Tithe Map, showing Langley Park House, marked by the orange arrow, and the development site by the red arrow.



Fig.19: Spliced Ordnance Survey maps, surveyed 1865 to 1866, published 1870. An addition can be seen to the west elevation of the property.

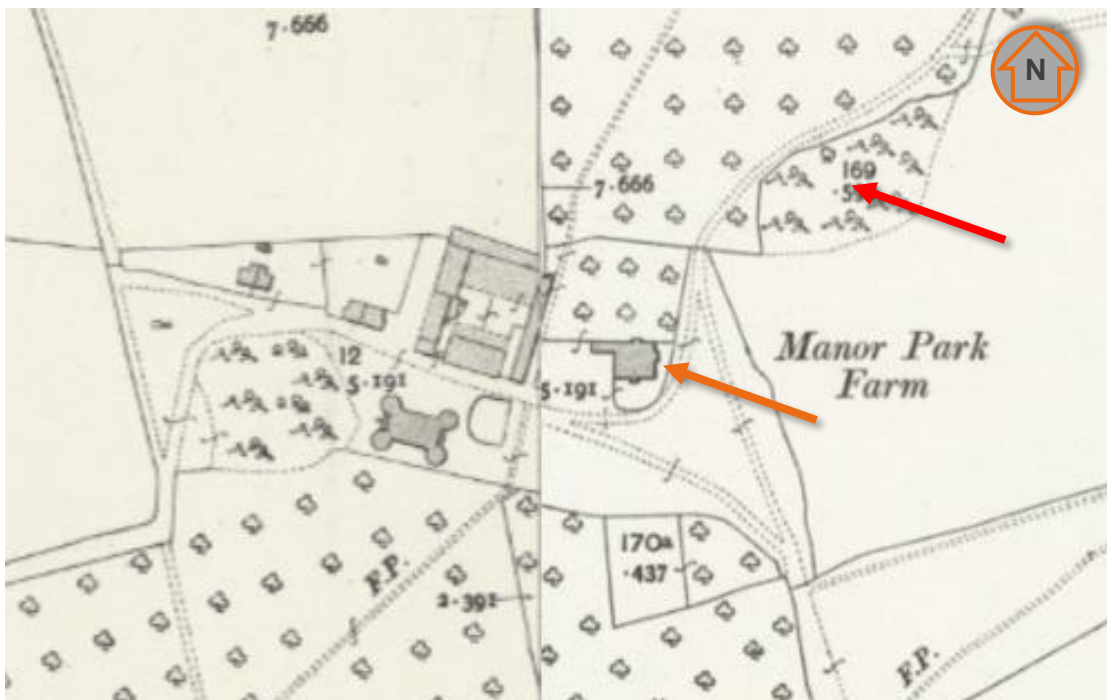


Fig.20: Spliced Ordnance Survey maps, revised 1907, published 1908.



Fig.21: 1940 Aerial image.



Fig.22: 1960 Aerial image.

4.0 PLANNING LEGISLATION AND POLICIES

Legislation

- 4.1. The legislative framework for the preservation and enhancement of listed buildings and conservation areas are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Historic England, defines preservation in this context, as not harming the interest in the building, as opposed to keeping it utterly unchanged.
- 4.2. In 2014, a ruling by the Court of Appeal (Barnwell Manor Wind Energy Ltd v East Northants District Council, English Heritage and the National Trust) made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings (and by implication other heritage assets) when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework.
- 4.3. Another ruling made in May 2017 by the Court of Appeal (Barwood Strategic Land II LLP v East Staffordshire Borough Council and the Secretary of State for Communities and Local Government), upheld a High Court ruling, that subordinates National Planning Policy Framework development presumptions to the statutory authority of an up-to-date local plan, as the NPPF is no more than ‘guidance for decision-makers, without the force of statute behind it. Paragraph 13 of the decision states, *‘The NPPF is the Government’s planning policy for England. It does not have the force of statute, and, ought not to be treated as if it did. Indeed, as one might expect, it acknowledges and reinforces the statutory presumption in favour of the development plan, and it also explicitly recognizes and emphasizes its own place in the plan-led system of development control. Its “Introduction” acknowledges that “[planning] law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise”, and that “[the NPPF] must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions”. Paragraph 12 recognizes that the NPPF “does not change the statutory status of the development plan as the starting point for decision making”. Paragraph 13 describes the NPPF, correctly, as “guidance for local planning authorities and decision-takers”, which, in the context of development control decision-making, is “a material consideration in determining applications”. Paragraph 215, in “Annex 1: Implementation”, says that “due weight should be given*

to relevant policies in existing plans according to their degree of consistency with [the NPPF] (the closer the policies in the plan to the policies in [the NPPF], the greater the weight that may be given)", but this too is guidance for decision-makers, without the force of statute behind it'.

- 4.4. Therefore, by implication, this judgment again emphasises the relative importance of sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in making planning decisions in relation to development that affects listed buildings and conservation areas.
- 4.5. Section 66(1) relates to planning applications and states, 'In considering whether to grant planning 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'.
- 4.6. As a minimum, the test provided requires the development to preserve the listed building or its setting.
- 4.7. Historic England defines preservation in this context as not harming the interest in the building, as opposed to keeping it utterly unchanged.

National Planning Policy Framework (2021)

- 4.8. As mentioned above, there is a need to carry out a balancing exercise of judging harm against other planning considerations as required under the NPPF. The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development and the protection and enhancement of the historic environment is embedded in this approach.
- 4.9. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social, and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.
- 4.10. Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision

for the conservation and enhancement of the natural, built, and historic environment.

- 4.11. Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 194), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 4.12. Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic, or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to significance of an asset.
- 4.13. Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated, NPPF paragraph 199, states, 'When considering the impact of a proposed development on the significance of a designated heritage asset, 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'. NPPF paragraph 200 identifies that alteration, destruction, or development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a grade II listed building should be exceptional and substantial harm or loss of grade I and grade II* listed buildings should be wholly exceptional.
- 4.14. NPPF Paragraphs 201 and 202 define the levels of harm as substantial or less than substantial. The National Planning Practice Guidance (NPPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, 'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'. The NPPG quantifies substantial harm (NPPF paragraph 201) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at

all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The NPPG advises works that 'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 202) or no harm at all'. However, it is important to consider each development in its own context as the NPPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.

4.15. Paragraphs 201 and 202 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The NPPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The NPPG states, 'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'. Public benefits may include heritage benefits such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
- Reducing or removing risk to heritage asset.
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

4.16. The requirement for non-designated heritage assets to be considered is set out in NPPF Paragraph 203 whereby a balanced judgement is required having regard to the scale of any harm or loss and the significance of that non-designated heritage asset.

4.17. The three points above relate to NPPF Paragraph 197, which requires the Local Planning Authority to take these points into account when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:

- The restoration of a listed building.
- The improved setting of a listed building.
- The enhancement of a conservation area.

Local Planning Policy

- 4.18. As well as legislation and national planning policies, Maidstone Borough Local Plan (2017) contains policies relating to the historic environment. Relevant policies include:

Policy SP18 – The Historic Environment

To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

- i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;
- ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;
- iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and
- iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.

Policy DM1 – Principles of Good Design

Proposals which would create high quality design and meet the following criteria will be permitted:

- ii. Respond positively to, and where possible enhance, the local, natural or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate.



Policy DM4 – Development affecting designated and non-designated heritage assets

1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.
2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:
 - i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;
 - ii. The significance of the assets; and
 - iii. The scale of the impact of development on the identified significance.
3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.0 ASSESSING SIGNIFICANCE

- 5.1. To a certain extent the significance of the heritage assets identified in Section 3 have already been recognised by their inclusion on the National Heritage List for England (NHLE). Therefore, as defined in government policy, grade II listed buildings are of special interest, warranting every effort to preserve them.
- 5.2. Significance of a heritage asset is defined by the NPPF as the value of a heritage asset placed on it by current and future generations because of its heritage interest. This interest may be archaeological; architectural; artistic or historical. The setting of a heritage asset also contributes to its significance and is defined by the NPPF as the surrounding in which a heritage asset is experienced. In comparison, Historic England's Conservation Principles (2008) uses evidential; aesthetic; historical and communal values to define significance. These different set of values have been combined for the purpose of this report.
- 5.3. Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, 'A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g., with a particular event, family, community or artist and those involved in design and construction)'.
 - 5.4. Identifying the values of an asset allow us to understand the degree of significance and inform us of the potential impact the proposed works will have the heritage asset and its setting. These values may be tangible, the physical fabric of the building, capable of being touched, or view such as its landscape. Also, the value may be intangible through a past event or an association with a person.
 - **Evidential (archaeological) value** relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
 - **Historical value** is the extent to which the asset is associated with or illustrative of historic events or people.
 - **Aesthetic (architectural/artistic) value** includes design, visual, landscape and architectural qualities.

- **Communal value** includes social, commemorative, or spiritual value, local identity, and the meaning of place for people.

5.5. The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed redevelopment. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. Also contributing to an asset’s importance is its setting, which is an integral part of an asset’s significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a four-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
Medium	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas Non-designated buildings which contribute to regional importance
Low	Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of modest quality including those historic townscapes with historic integrity
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade.

Table 1: Establishing the level of significance of a heritage asset (Source: Seeing the History in the View (2011)).

Assessing Setting

- 5.6. The primary guiding document for assessing setting is The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England is the primary guiding document for assessing setting.
- 5.7. Setting varies from asset to asset and cannot be generically defined. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting. It is likely that the setting of an asset has changed over time from the dynamics of human activity and natural occurrences such as weather.
- 5.8. The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 5.9. Historic England's Good Practice Advice 3, The Setting of Heritage Assets (2017), notes a staged approach to proportionate decision-taking, with relevant NPPF paragraphs along with guidance contained in the National Planning Practice Guidance (PPG) for their implementation, providing the framework for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and based on the nature, extent, and level of the heritage asset's significance.
- 5.10. The Guidance recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
- Step 1:** identify which heritage assets and their settings are affected;
 - Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3:** assess the effects of the proposed development whether beneficial or harmful, on that significance;

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

Assessing Impact

- 5.11. In order to assess and quantify the level harm to the significance of a heritage asset in context with the relevant Paragraphs in the NPPF, the Planning Policy Guidance (PPG), a web-based resource provides up-to-date guidance on NPPF policies. The PPG provides useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The PPG states, *'in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 5.12. In defining what constitutes substantial harm, the PPG identifies that the impact of total destruction is obviously substantial harm while partial destruction is likely to have a considerable *impact* but, depending on the circumstances, may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may not be harmful to the asset.
- 5.13. The PPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'*. However, it is important to consider each development in its own context as the PPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the assets special architectural or historic interest.
- 5.14. Table 1 identifies the significance level of a heritage asset; therefore, the next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed.
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different.
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected.
No change	The development does not affect asset's special architectural or historic interest or change the asset's setting.

Table 2: Factors for assessing the level of change on a heritage asset.

- 5.15. By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified. This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance (Source: Seeing the History in the View (2011)).

Significance of Langley Park House

- 5.16. The significance of Langley Park House, a former farmhouse, listed grade II, is derived from its age, Georgian and vernacular/rural architectural character, and the contribution it makes to the morphology and history of the area. The property is striking due to its grandeur, design, and construction materials, and is a prominent feature on the landscape, which comprises the land formerly used as a farm. Though the property appears to have undergone a number of post-construction alterations and additions, these also have age and contribute to the historic character of the building.
- 5.17. Langley Park House is a grade II listed building which are designated heritage assets considered to be of **medium significance**.

Significance of the Setting

- 5.18. The setting is defined as the area comprising the grounds associated with Langley Park House, which together were the former Park Farm and Farmhouse respectively. Langley Park House consequently is the main contributor to the setting, however additional significance is also brought by the former ancillary farm buildings further west, though these are too far from the proposal site to have much direct influence. The setting is also defined by greenery and a combination of open green space, whether formal gardens or fields, and wooded areas. The large scale residential development site bordering Langley Park House to the north is currently under construction and will impact upon the setting, however the size and orientation of the Langley Park grounds and setting itself is such that they will be largely preserved. The setting is consequently considered to have **low to medium significance**.

6.0 PROPOSED WORKS AND ASSESSMENT

Proposed Works

- 6.1. It is proposed to construct a new detached residential property on the undeveloped triangle of land located at the far northeast corner of land under the same ownership as Langley Park House, though not within its curtilage.
- 6.2. The proposed property is to be 1.5 storeys and north facing with a detached car barn in matching style located at the western corner, with a hardstanding driveway/parking area situated between the two. Access to the site will be via the northwest border, connecting with the road layout under construction as part of the large scale housing development. No access or connection will be made to Langley Park, from which it is separated by a maintained 2.4m high native hedgerow.
- 6.3. The property is to be constructed with a combination of fair-faced brickwork and white Cedral cladding or similar to the walls, a hipped clay tile roof with white fascia, anthracite grey double glazed windows and doors, and black rainwater goods.
- 6.4. The proposed dwelling is to have a rectangular plan form with short projections to the north elevation (gable ended, projecting over the central front door), east elevation (half hip), two small hipped roof dormers to the west elevation, and two small rooflights to the south elevation.

Impact

- 6.5. Due to the distance, topography, and screening from trees, hedges, and border fences, combined with the scale and orientation of the proposed building, it is considered that the development would cause **no visual harm or impact**. Therefore the proposal would **preserve** the special interest and setting of the adjacent listed building.
- 6.6. In limited cases where the property may be minimally visible, such as from specific sharp angles and in winter, the design and external finishes of the proposed property are of sufficiently high quality and deemed to be harmonious with the character of the area so as to further minimise impact. Furthermore, when compared to the scale, layout, and style of the large scale housing development to the north, it is considered that the current proposal has a lesser impact on the setting of the listed buildings and therefore also meets the criteria for approval.

- 6.7. The proposal site would also utilise road access provided by the new housing estate and would therefore be entirely separate from Langley Park, with a tall mature native hedgerow demarcating the two. It should also be noted that the proposal site is shown separated from Langley Park at least as far back as the 1844 Tithe Map and so does not form the historic curtilage or setting of the listed building.
- 6.8. In summary, the proposed works are considered to **preserve** the special interest and setting of the listed building and cause **no harm**. Similarly, the rural character of the surrounding area, which it should be noted is being reduced by the approved large scale housing development, will also not be affected.

7.0 CONCLUSION

- 7.1. Paragraph 195 of the NPPF advises Local Planning Authorities that the particular significance, including setting of any heritage asset is assessed. This document has concisely described the heritage assets affected by the proposed works and their significance.
- 7.2. It is concluded that the proposed works will not be harmful or adversely impact on the setting or special interest in the nearby listed building, Langley Park House, as it is considered that the proposal will be minimally visible, if at all, and lies outside of the curtilage. Furthermore, the design and materials of the scheme are high quality and would be harmonious with the character of the area and not impact upon views.
- 7.3. It should also be noted that the large scale housing development to the north was assessed against the same statutory tests and policies and found to be acceptable. As the proposed development concerns a single, more discreet, screened, and bespoke design property, it is considered that the scheme also meets the criteria for approval.
- 7.4. With regards to the development meeting the statutory test provided by Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the minimum aim is to preserve the setting; building; features of special architectural or historic interest of listed buildings. In this context the proposal preserves the setting of the nearby listed building, Langley Park House for the reasons described above.
- 7.5. It should be remembered that Historic England defines preservation in this context as not harming the interest in the building (or heritage asset), as opposed to keeping it utterly unchanged.
- 7.6. With regards to NPPF paragraphs 199 to 202, as no harm will be caused to the designated asset, no public benefit is required. Benefit is nevertheless found however as the scheme will provide additional new housing to the area.
- 7.7. In regard to local policies SP18, DM1, and DM4, as discussed above, the proposal preserves the setting and special interest of the heritage asset through quality of design and scale, orientation, and distance relative to the listed building.
- 7.8. In conclusion, the proposed development meets the requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the NPPF and local planning policies. It is therefore, requested that the proposed development be approved.

8.0 SOURCES

Ministry of Housing, Communities & Local Government (2021), *National Planning Policy Framework*.

Planning (Listed Buildings and Conservation Area) Act 1990

Ordnance Survey Maps (various dates)

Ministry of Housing, Communities & Local Government (2018) <http://planning.guidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/> / National Planning Policy Framework (NPPF 2019 revision) / National Planning Policy Guidance (NPPG 2019) / National Design Guide (2019)

Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second Edition)*

Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Google Earth

British History Online

Mapping Kent

Old Maps Online

Maidstone Borough Local Plan (2017)

HS1

Listing Description

Listed Building Name	LANGLEY PARK FARMHOUSE
Address	LANGLEY PARK FARMHOUSE, SUTTON ROAD
List Entry Number	1344294
Grade	II
Date First Listed	26 April 1968
Date Amended	18 December 1985
National Grid Reference	TQ 79914 51651

Listing Description

LANGLEY SUTTON ROAD TQ 75 SE (south side) 1/97 Langley Park Farmhouse 26.4.68 (formerly listed as Manor Park Farmhouse) GV II

Farmhouse. Late C18. Chequered red and grey brick. Roof not visible. 2 storeys on stone plinth with plat band in English bond above ground floor and first floor windows. Stone-coped parapet. Rear stack to right and to left, with corbelled tops. 3 blind rectangular recesses to parapet. Regular 3-window front of 2 tripartite sashes and central 12-pane sash in open boxes, all with rubbed brick voussoirs. Small oeil-de-boeuf between each. 2 tri- partite sashes to ground floor. Central half-glazed door up 2 steps, with decorative rectangular fanlight, and with narrow glazing-bar sash to either side. Doric porch with deep flat hood. Plain frieze and cornice continued on Doric pilasters, over narrow windows. Date WG 180(3?) cut in brick to right of door. Interior not inspected.



understanding
heritage
to inform
change