

**TWBC Planning Department**

Town Hall,  
Mount Pleasant Road,  
Royal Tunbridge Wells,  
Kent, TN1 1RS.

25/10/2023

**Householder Application in Conservation Area (FULL).**

Address: The Old Bakery, Headcorn Road, Frittenden, Kent TN17 2EJ  
Proposal: External remodelling and internal reorganisation of existing dwelling conversion, within existing footprint and re-landscaping of pavement apron.

**Heritage Statement**

*The National Planning Policy Framework (NPPF) states at paragraph 128 that:*

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

**Background**

The Old Bakery is Grade II listed and located within the Frittenden Conservation Area. Although the building is entirely modern – dating from the mid 1990s – its connexion to the adjoining historic urban block of the former Post Office and extant Bell and Jorrocks pub demands a sensitive approach; one that respects the recent history of the bakery extension in the context of the centuries old evolution of the block itself.

The Applicant recognises that investing in high quality authentic materials and craftsmanship, will likely encourage much needed future investment in the adjacent component freeholds.

**Impact of the proposal on the Frittenden Conservation Area (CA)**

The architectural composition of the row was analysed in fine detail before arriving at this proposal. As such, I am confident that the proposed works will not only enhance the CA, but that they will also not harm the amenity of the immediate neighbours at Hepplewhite Cottage – there is no overlooking or loss of daylight. The net benefits for public and private amenity alike include generally enhanced architectural material detailing, improved acoustic (and thermal) performance and improved roadside landscaping.

**Settlement Context**

The Old Bakery sits on the north-west corner of the Bell and Jorrocks pub which is the thriving and vibrant secular hub of Frittenden village. Essentially Frittenden still has two churches remaining, St Mary's and the Bell and Jorrocks.

The immediate setting of pub and cottages around the junction of the Biddenden Road with The Street is dominated by wood-fired brick and Kent peg tiling and dates from the late C17th century to the mid-C19th century. All the brickwork is in Flemish bond in lime mortar and Poplar House has exceptionally fine brick masonry – although sadly no longer fully intact following some recent re-pointing in sand and cement to the side elevation; however the front elevation and north gable end remain impeccable.

Overall though, this end of the village remains (thankfully) on a rural fringe with the fields of Manor Farm (c1280 and with a extraordinarily rare and original scissor crown post roof) to the north-east and the evolved Idenden farmstead (begun c1480) to the north and north-west.

### Existing dwelling

The existing dwelling has altered little externally from its period of commercial operation in the mid 1990s as Kent House Bakery. This means that there are hardly any views out of the dwelling and, whilst the current owners have worked tirelessly to improve their home since moving in, they do need to open up the interior to views of the outside world and let sunlight and fresh air flood in.

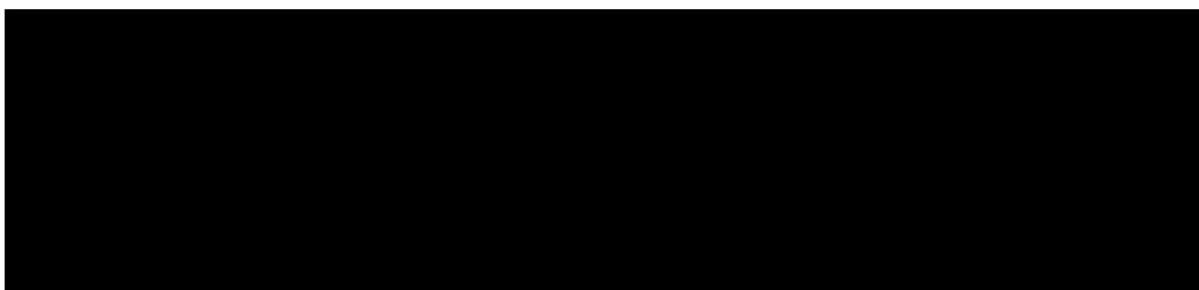
The existing exterior material and colour palette is generally appropriate for this rural fringe locality in the Kentish Weald, but the applicant intends to replace the brickwork so that it fits with the local vernacular. The external joinery was made from cheap softwood and, due to poor detailing, is now suffering from mould and decay. The Applicant is consequently looking to upgrade the external joinery wherever possible.

### Proposal

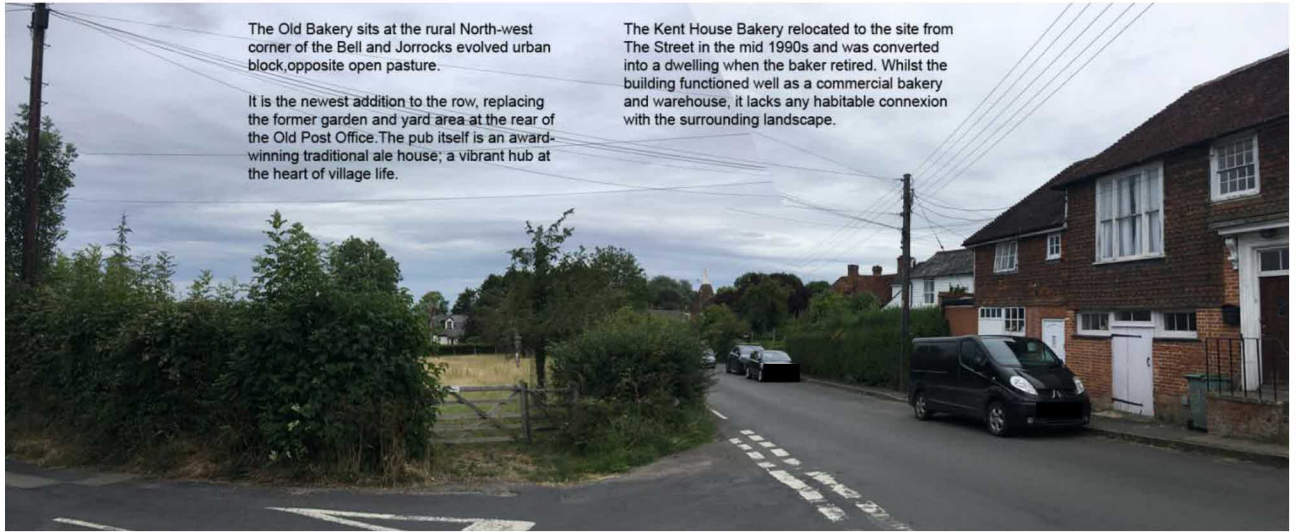
The Applicant would like permission to:

1. Reorganise the spatial layout in order to improve function, circulation, views, day-lighting, ventilation and emergency escape.
2. Extend the rear portion of the roof to form a catslide and open up a view west from the children's play room towards Mill Lane.
3. Install an intensive green roof to the remaining part of the existing flat roof.
4. Remove the existing brickwork from the roadside main façade (outer skin) and replace with Flemish bond, wood-fired brickwork in lime mortar.
5. Replace and/or reconfigure the external door and window joinery generally, including an upgrading of their thermal performance (windows to be double-glazed). All joinery to be weather-durable timber painted in a muted traditional white.
6. Reconfigure the main elevation in order to improve access, views and ventilation.
7. Install a traditional sliding shutter based on the surviving side door to the original Kent House Bakery on The Street.
8. Install a wood-burner in the new living room area.
9. Re-landscape the pavement apron in order to enhance the setting and delineate public from private realm; using Yorkstone flags to match the originals outside Manchester House and a corten framed raised herbaceous bed. A water-cut corten steel caddy is also to be commissioned in order to conceal the wheelie bins.

### Concept



**Perambulation**



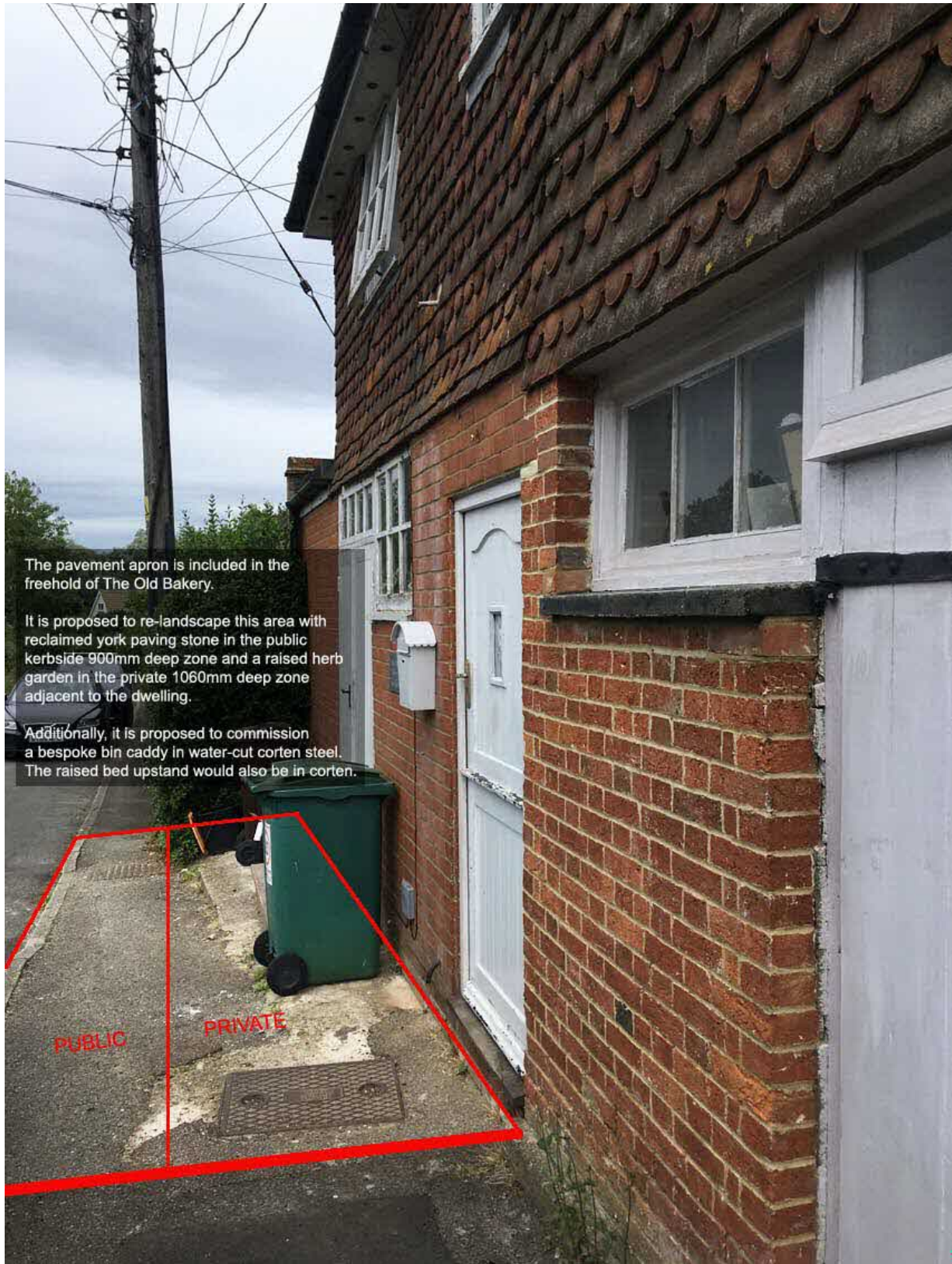
The Old Bakery sits at the rural North-west corner of the Bell and Jorlocks evolved urban block, opposite open pasture.

It is the newest addition to the row, replacing the former garden and yard area at the rear of the Old Post Office. The pub itself is an award-winning traditional ale house; a vibrant hub at the heart of village life.

The Kent House Bakery relocated to the site from The Street in the mid 1990s and was converted into a dwelling when the baker retired. Whilst the building functioned well as a commercial bakery and warehouse, it lacks any habitable connexion with the surrounding landscape.



The Old Bakery sits on the rural fringe of the Frittenden Conservation Area, with Hepplewhite cottage and the remains of the C15th Idenden farmstead to the North.





Original shop sign



Original side door



Pre-application Advice: [REDACTED]

Pre-Application Advice was sought and the Applicant and Agent met with Hayley Starkey and Mark Stephenson at the Old Bakery on 23<sup>rd</sup> August, with TWBC's written response received on 21<sup>st</sup> September.

Additional design detail was requested by Mark Stephenson in respect of the projecting canopy which houses downlighting and the shutter top rail. This detail has consequently been added to the application design information, together with detailed clarification of the apron landscaping proposal.

Furthermore, the visiting officers advised that Kent Highways be approached in order to advance consent for the apron landscaping part of the proposal, in the unusual context that the Title Boundary extends to the kerbline; historically, this urban block existed as an island at the confluence of three highways at the time of the first OS map in January 1801 and the pavement existed long before the mid 20<sup>th</sup> Century road and pavement improvement works. Enquiry 752428 was registered with Kent Highways to start the application/notification process on 24<sup>th</sup> October, following the advice of the duty officer.

In summary, the Pre-application Advice has been generally supportive of the proposal and recognises both the modesty of the proposed changes and the importance of high level craft paired with authentic and high quality materials in the execution of the works; all subject to full scrutiny and due process via a full planning application in the usual way.

As the property is listed Grade II, a Listed Building Consent Application is also being submitted.