

Mr David Tennant

COLT COTTAGE, POSTERN LANE, TONBRIDGE

Heritage Statement

Project Ref: FL12403

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Mr David Tennant to produce a Heritage Statement (HS) in support of a scheme for Colt Cottage, Postern Lane, Tonbridge, TN11 0QU, hereafter referred to as the Subject Property and Site (Figure 1). The Site is located within the administrative boundary of Tunbridge Wells Borough Council.
- 1.1.2. Colt Cottage dates from the mid to late 1950s and is located on land adjacent to the grounds of The Postern, a Grade II* listed building. The gardens associated with The Postern are also recorded in The Kent Compendium of Historic Parks and Gardens (May 2010), with further details for The Postern, Capel (2009), recorded in the Compendiums Site Dossier and Description. As a result, the gardens are considered to be a non-designated heritage asset.
- 1.1.3. The proposed scheme involves the demolition of the subject property (Colt Cottage) and an existing barn, and the construction of a replacement dwelling. For full details of the subject property and the proposed scheme, reference should be made to the plans and documents produced by Fowler Architecture and Planning.
- 1.1.4. This report has been produced to provide a significance assessment of the heritage assets that may be impacted by the development proposal. Consideration has been given to the features which contribute to the special interest of designated and non-designated assets and their settings. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England's Conservation Principles (2008). The report provides a heritage impact assessment of the contribution of setting to the significance of designated assets within a study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2021) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains).

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
- Υ identify the presence of any known or potential heritage asset that may be affected by the scheme;
 - Υ describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - Υ determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - Υ assess the impacts upon the significance of the asset(s) arising from the scheme,
 - Υ assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
 - Υ provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 METHODOLOGY AND SOURCES

2.1 METHODOLOGY

2.1.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2021) and to standards and guidance produced by Historic England (Historic England, 2015), the Institute of Historic Buildings Conservation (IHBC) and the Chartered Institute for Archaeologists (Chartered Institute for Archaeology, 2020).

2.1.2. In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:

- Y National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021);
- Y Planning Practice Guidance (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019);
- Y Conservation principles, policies, and guidance for the sustainable management of the historic environment (Historic England, 2008);
- Y Historic England planning advice set out in the following Good Practice Advice notes (GPAs) and Historic England Advice Notes (HEANs):
 - Y GPA2 - Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
 - Y GPA3 - The Setting of Heritage Assets (Historic England, 2017)
 - Y HEAN 2 - Making Changes to Heritage Assets (Historic England, 2016)
 - Y HEAN 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019)
- Y Local Planning Policy and Guidance.

2.2 SITE VISIT

2.2.1. A site visit and walkover survey were undertaken on the 23rd August 2023. The weather was warm but slightly overcast. The purpose of the site visit was to examine the topography and current land use of the site, identify any previously unrecorded above-ground heritage assets and make a rapid assessment of the subject property, associated ancillary buildings and structures and its landscape and visual setting. The site visit was limited to safely accessible areas in the ownership of the client and areas accessible by the public. The purpose of the site visit and walkover survey was to establish the baseline conditions within the Site in line with the requirements of the NPPF.

2.3 SOURCES

2.3.1. The table below provides a summary of the key data sources used to inform the production of this HA. Occasionally there may be reference to heritage assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.

Norfolk Historic Environment Record	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 1km search of the HER was requested from the Norfolk Historic Environment Record.
Historic Mapping & Ordnance Survey Maps	Historic mapping and Ordnance Survey maps (from the 1st edition (1860–70s) to present day).	Mapping provides an indication of the development of settlements/ landscape through time as well as the possible date and development of buildings and built form over time. This provides a good indication of past land use, the nature of changes to development patterns and individual buildings and likely impacts which may have compromised the significance of the historic environment and heritage assets.
Local Planning Authority	Conservation Area Assessments & Management Plans; Site Specific and Area Based Research	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Archives	Historic documents; local histories; historic mapping,	Local and national archives host a wide variety of material. This material can be specific or general to a person, family, place or building and help illustrate inform and evidence what has influenced or affected sites and places in the past.
Internet	Web-published resources & local histories.	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Drawings of the existing and proposed development.

Table 1 Sources of Information

2.3.2. ASSESSING HERITAGE SIGNIFICANCE

- 2.3.3. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘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.’
- 2.3.4. A heritage asset is defined in the NPPF (Annex 2) 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 assets include designated heritage assets and assets identified by the local planning authority (i.e., through local listing).’
- 2.3.5. The framework (NPPF Annex 2) goes onto define 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.’

2.3.6. Following Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008)¹, significance can commonly be derived from five areas:

Υ **Evidential Value:** this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).

As a general rule, the evidential value of a building or place is closely associated with the age, survival, and quality of its 'physical' attributes. The significance of these attributes increases where they make a meaningful contribution to the understanding and appreciation of the original 'intention', practice and skill associated with the development of an asset, and where they evidence the nature of subsequent 'change' over the course of an assets evolution that contribute to an understanding of what now contributes to its significance. At a wider scale the survival of a historic buildings, and patterns of development, can feed into an understanding of local vernacular building traditions, typologies, and socioeconomic and cultural developments over time or within particular periods. At a more detailed scale physical attributes associated with a building or place include – its plan form, size, and arrangement; the relationship between the building and associated roads and spaces; the architectural treatments employed for the construction, form, arrangement and decoration of the building and the material palette used. All of which evidence the period of construction and adaptation, as well as changes in socioeconomic status and fashion.

Evidential value is proportionate to its potential to contribute to peoples understanding of the past². As a result, it tends to be higher where it has a potential to shed new light on the understand and appreciation of the significance of a heritage asset and its role in the past. Where an asset is well understood, or its fabric has limited potential to provide 'new' information that contributes to the ability to understand or appreciate an assets significance its value is less. This value also tends to be diminished in proportion to the extent of its removal or replacement³.

Υ **Historical Value:** this 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.

Places with illustrative value will normally also have evidential value. The key distinguisher is the level of importance that can be attributed. For example, a 'historic building that is one of many similar examples may provide little unique evidence about the past'⁴.

The importance of a building or places illustrative value is derived from the degree to which it 'aids interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place, and it 'tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation'⁵.

As with evidential value the illustrative value of a heritage asset is principally derived from its physical form and appearance and how these attributes contribution to the ability to illustrate the story of past events, people, and aspects of life – or social and economic conditions illustrative of a particular point in time.

In contrast the associative value of a heritage asset is principally derived from how a building or place can help bridge the gap in time and understanding between events, movements, or people, formally associated with that building or place. Associative values can be ascribed to a heritage asset where they provide insight into the personality of an important historical figure or demonstrate the political or cultural affiliations or a figure, group of note, movement, or event. The degree of historical value that can be ascribed to a building or place is dependent on the extent to which fabric or landscapes can make a direct 'experiential' connection to past people and movements of importance. It is not, however, as easily diminished by change or partial replacement as evidential value.

Υ **Aesthetic Value:** derives from the ways in which people draw sensory and intellectual stimulation from a place.

¹ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England.

² Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. p. 28 para 36.

³ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. p. 28 para 38.

⁴ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. p. 28 para 40.

⁵ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. p. 29 para 41.

An asset's aesthetic value is derived from a contemporary appreciation of an asset's architectural and artistic interest. Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. It can be the result of the 'conscious design' of a building or place, 'including artistic endeavour', the result of the 'seemingly fortuitous outcome of the way in which a place has evolved and been used over time'. 'Strong indicators of importance are quality of design and execution, and innovation, particularly if influential⁶'.

As indicated above, the degree to which aesthetic value can be attributed to a building or place is in part dependant on conscious design, the 'intent', how well that intent is executed and whether it is innovative or influential in its delivery. The extent to which aesthetic values can be attributed to a building or place is also not dependant on it remaining 'unchanged', indeed, as above the aesthetic value of a building or place can be as much a result of fortuitous change and evolution over time – a continuing process, as it can initial intent.

Υ Communal Value: this 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 that establish a more direct relationship between a group or groups both in the past and or present.

As a general rule, communal values encompass commemorative, symbolic, social, and spiritual values that can be derived from or attributed to a building or place. They tend to gain value through the resonance of past events in the present, providing reference points for a community's identity or sense of itself⁷ Conversely, communal value is less where a building or place holds little or no commemorative, symbolic, social, or spiritual values to a definable group of community. Social values also tend to be less dependent on the survival of historic fabric. T

LEVELS OF SIGNIFICANCE

2.3.7. In accordance with the levels of significance articulated in the NPPF, four levels of significance are identified:

- Υ Designated heritage assets of the highest significance, as identified in paragraph 200 of the NPPF comprising Grade I and II* Listed buildings; Grade I and II* Registered Parks and Gardens; Scheduled Monuments; Protected Wreck Sites and Registered Battlefields (and also including some Conservation Areas).
- Υ Designated heritage assets of less than the highest significance, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas).
- Υ Non-designated heritage assets.
- Υ Sites, buildings, or areas of no heritage significance.

2.4 SETTING AND SIGNIFICANCE

- 2.4.1. The setting of a heritage asset is defined in the NPPF as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'
- 2.4.2. In accordance with The Setting of Heritage Assets (Second Edition) "...setting is not itself a heritage asset, nor a heritage designation". The importance of the setting lies not in what it is but in how and to what degree it can make a tangible contribution to the ability to understand and appreciate the significance of a heritage asset. That is, does it contribute to, or can it affect, an appreciation of the significance of any given heritage asset(s). In this regard setting may make a neutral, positive, or harmful contribution to the heritage values that can be attributed to a heritage asset.

⁶ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. p. 30 para 48.

⁷ Conservation Principles, Policies and Guidance: for the sustainable management of the historic environment. 2008. Historic England. P.32, Para 56.

ASSESSING CHANGE THROUGH ALTERATION TO SETTING

- 2.4.3. The Setting of Heritage Assets, particularly the checklist given on page 11, provides guidance on how setting should be assessed, and advocates the clear articulation of ‘what matters and why’. This approach is endorsed by Historic England’s guidance on Statements of Significance.
- 2.4.4. In ‘The Setting of Heritage Assets’, the stepped approach below is recommended:
- Υ Step 1 identify which heritage assets and their settings are affected.
 - Υ Step 2 assess ‘the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated’. Four primary considerations are listed, comprising: the asset’s physical surrounds; the asset’s intangible associations and patterns of use; the contribution made by noises and smells; and the ways views allow the significance of an asset to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the potential attributes of a setting that may help elucidate its contribution to significance, among other this includes: topography, aspect, other heritage assets, green space, formal design, functional relationships, and degree of change over time. It also lists points associated with the experience of the asset which might be considered, including: surrounding landscape/townscape character, views, intentional inter-visibility, dominance, tranquillity, sense of enclosure, accessibility, rarity and cultural associations.
 - Υ Step 3 assess the effect of the proposed development, whether beneficial or harmful, on the significance of an asset or the ability to appreciate it.
 - Υ Step 4 explore ways to ‘maximise enhancement and avoid or minimise harm’.
 - Υ Step 5 ‘Make and document the decision and monitor outcomes’.
- 2.4.5. This HS will follow step 1 to 4 only.
- 2.4.6. A Court of Appeal judgment⁸ confirmed that whilst issues of visibility are important when assessing setting, other factors should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgment (referring to an earlier Court of Appeal judgment):
- 2.4.7. Paragraph 25 - But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).
- 2.4.8. Paragraph 26 - This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance referred to above, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social, and historical. These other considerations may include, for example, “the historic relationship between places”.

⁸ Catesby Estates Ltd v. Steer, EWCA Civ 1697, 2018

DEFINITION OF HARM

- 2.4.9. Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial, and no harm. Paragraph 201 of the NPPF states that:
- 2.4.10. ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...’
- 2.4.11. Paragraph 202 of the NPPF states that: ‘Where a development proposal would 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 proposals...’
- 2.4.12. In line with the above policies, the following levels of harm can be identified:
- Υ Substantial harm or total loss - It has been clarified in a High Court Judgement of 2013⁹ that this would be harm that would ‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.
 - Υ Less than substantial harm - Harm of a lesser level than that defined above. The online Planning Practice Guide stipulates that the extent of the harm within this category should be clearly articulated¹⁰; and
 - Υ No harm (preservation) - The principle that preserving means doing no harm was clearly articulated by the House of Lords in 1992¹¹, as well as a High Court Judgement of 2014¹² which concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.
- 2.4.13. With regard to an evaluation of (any) harm to significance through changes to setting, the assessment follows the methodology provided in ‘The Setting of Heritage Assets’, as described above.
- 2.4.14. In determining the effects of the Proposed Scheme this HA is cognisant of case law. Including the below:
Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.4.15. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.4.16. ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 2.4.17. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

⁹ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council, Core Document

¹⁰ Planning Practice Guidance on the Historic Environment, Paragraph 018, reference ID Reference ID: 18a-018-20190723

¹¹ South Lakeland District Council Appellants v Secretary of State for the Environment and Another Respondents, [1992] 2 A.C. 14

¹² EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle

- 2.4.18. It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'
- 2.4.19. In line with the above, this HA will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property/ site, and, where relevant, heritage assets beyond the subject property/ site.
- 2.4.20. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral, or detrimental.

2.5 LIMITATIONS

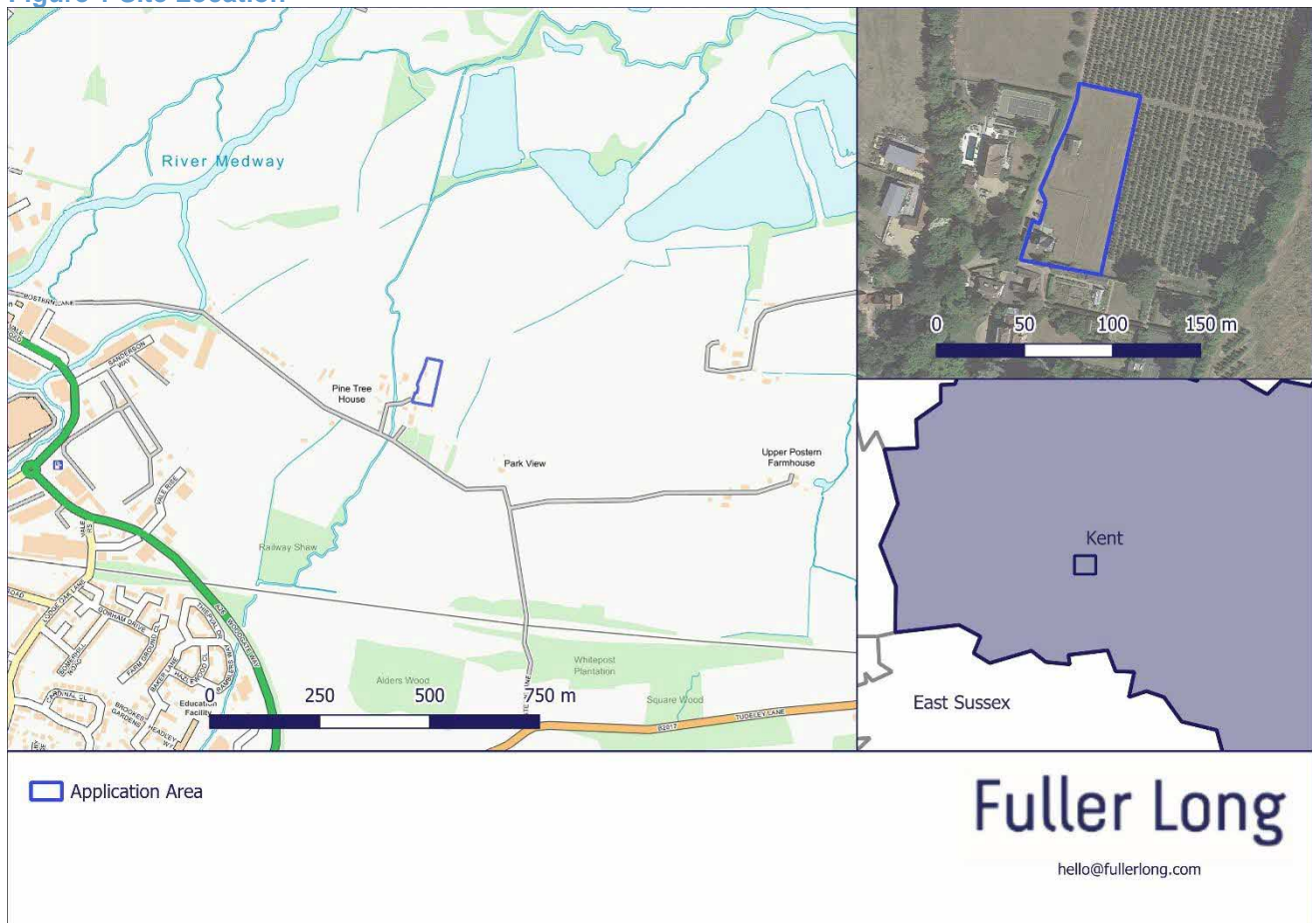
- 2.5.1. This assessment is a desk-based study informed by available resources, as outlined in Table 1, and a site walkover. Whilst resources such as the HER are an invaluable record, this and other documentary evidence relies on the appropriate reporting of evidence, finds and features identified during building work, archaeological investigations, aerial photograph analysis, desk-based studies or fieldwalking. Therefore, the data and information used to information desk-based research may not be a complete record of the heritage resource within an area. Without formal primary research and study the accuracy and nature and extent to which information can be interpreted can also be subject to change should other source become available.
- 2.5.2. Whilst this assessment has utilised available sources to surmise the Site's potential and likely heritage values, there is always an element of uncertainty over the precise nature, extent, and likely significance that can be drawn from standard historic sources and baseline assessment.

3 THE SUBJECT PROPERTY AND SITE

3.1 LOCATION AND CONTEXT

- 3.1.1. The Site is located just over 0.5km to the east of the outskirts of Tonbridge and about 47 km south east of London in the Medway Valley (Figure 1). The land within the Site slopes from its highest point at its southern end, at c26m Above Ordnance Datum (AOD), to c22m AOD at its northern end. The land beyond then drops more steeply to the north, northwest and northeast towards the course of the River Medway.
- 3.1.2. The Site itself is formed of a sub-rectangular plot of land approximately 0.42 ha in size. This plot of land is aligned north – south and is divided in to two parcels. The southern parcel contains Colt Cottage, its associated parking, and lawned garden. The northern parcel is a field within which is located a single open fronted field barn.
- 3.1.3. The Site boundary to its west is formed by a trackway that extends off Postern Lane to the south into open fields to the north. To the immediate west of the trackway a well-established hedge line follows the boundary to the adjacent property, Apple Barn, with ancillary buildings, including a garage, as well as swimming pool, tennis court and gardened grounds. To the West of the stream is Postern Heath Farm. The apple stores in the farmyard have been converted to two substantial new five-bedroom, five bathroom houses, with a garage block. To the north and east the Site is bounded by commercial orchard planting, with a well-established treed hedge line enclosing the orchard area on its eastern side and a large open arable field set to the north. To the south, the Site is bounded by a brick wall, beyond which are the grounds of The Postern.

Figure 1 Site Location



Fuller Long

Plate 1. View northwest over Site



Plate 2. View east over Site



Plate 3. View south over Site



Plate 4. View southeast over Site



Plate 5. View south over Site



Plate 6. View northeast to Colt Cottage



3.2 THE SUBJECT PROPERTY, COLT COTTAGE

3.2.1. Designation: None

3.2.2. The subject property is not a designated heritage asset or subject to any formal heritage designation, including local listing. Nor is the subject property located in a Conservation Area or formal area based heritage designation.

3.2.3. The subject property, Colt Cottage, is located in the southwestern corner of the Site at an elevated position. To the south the Cottage rises above the height of ancillary buildings within the northern grounds of The Postern, effectively siting on a ridge. To the north the land drops slowly in height before dropping more steeply as you move further south.

3.2.4. The property is a modest detached house built to a rectangular plan arranged over two floors, a ground floor with second floor set within the deeply pitched gabled roof space. The house is wooden-frame and clad in horizontal weatherboarding and was built to designs by W H Colt Son & Company Ltd between the mid-1950s and early 1960s for the head gardener of The Postern.

3.2.5. The house is effectively of three bays, oriented west to east, and one room deep, with its front entrance located centrally on its southern elevation. This elevation is symmetrical other than its off centre chimney stack, with a shallow porch to central front door and two, two light, casement windows to either side. Set above these within the lower roof slope are two, two light, dormer windows under an arched head. The northern elevation has an asymmetrical arrangement to features, with a rear door opening directly into lounge on the western side of the elevation. To the east of this is a large rectilinear kitchen window, with fixed central light to centre and two opening lights to either side. A further small inserted window is located adjacent to this. At first floor level a gabled wing, set towards the western side of the elevation, projects forward over the ground floor façade. This is set on timber columns and is again weatherboarded with a single, two light, casement window with top light placed centrally. The western elevation has two large, three light, rectilinear windows placed centrally, one to ground floor living room and one set centrally within the gabled end of the roof. The ground floor to the eastern elevation has a door in its northeastern corner with small windows to its immediate north, and a two light casement window to its west. First floor has three windows arranged centrally within the gable end.

3.2.6. The house is built to plan from designs by W H Colt Son & Company Ltd. It is modest in size and functional, and its style is typical of the designs for the period produce by W H Colt Son & Company Ltd. The house in question appears to be a variant of the 'Coronation House' produced by the company following the Coronation of Queen Elizabeth II in 1953. Although attractive it has surpassed its 50yr expected life span and is considered to no longer meet modern living requirements.

Plate 7. Colt Cottage (North Elevation)



Plate 8. Colt Cottage (Sout Elevation)



Plate 9. Colt Cottage (Aerial View © Google)



Plate 10. Colt Cottage (East Elevation)



3.2.7. Setting

3.2.8. Colt Cottage is located in the southwestern corner of a large rectangular field parcel located in the southwestern corner of a much larger field set out as a commercial orchard. The cottage itself is set on a low ridge, with ground levels dropping to north, south and to the west. To the south the field is bound by walling and hedging with mature tree planting beyond within the grounds of the Postern. To the west the ground drops down to a trackway with well-established hedging running along its western side. A small area of parking is located adjacent to the cottage cut back into the field with a brick retaining wall. To the north and east the Site is bonded by rows of commercial orchard planting with well-established field hedging running along the eastern side of the orchard. The cottage itself is separated from the wider field by a traditional post and rail fence that creates a rectilinear sub-enclosure that effectively forms the cottages garden plot. Both sub-enclosure and wider field are set to grass. As a result the setting of the cottage is largely established by the location of the cottage within the field corner, its relationship to the trackway and associated parking area, and the expanse of field set to grass. Well established planting to its south and west, within the grounds of adjacent properties, ensure that views towards the cottage are limited in its general approach with views only established with more immediate proximity to the cottage where it is seen on its elevated position rising above the hedge line/ walling between trees. Views from the north are far more expansive and see the cottage sitting directly in views towards the northern ancillary buildings to the Postern.

4 HISTORICAL CONTEXT

- 4.1.1. This section provides an overview of the Site and the historical background relevant to an understanding of its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the Site's historical development and the heritage values that might be ascribed to the site, in accordance with the NPPF.
- 4.1.2. The Site is located just to the east of Tonbridge which developed due to its strategic importance as a river crossing over the Medway and as part of the main route from London to Rye, Hastings and the continent. The surrounding area was one of densely forested Wealden clay, which appears to have resulted in the area not being settled until relatively late. There may well have been a small settlement beside the river, and possibly even a bridge, in Saxon times, but there is no firm evidence. In fact there is only scant information until Domesday Book in 1086. Even here, because Tonbridge and its surroundings formed an exceptional area – a 'lowy' granted by William the Conqueror to one of his most trusted companions – it was exempt from the need to provide details to the Crown. Domesday simply records that 'Richard of Tonbridge' held the adjoining manor of Hadlow and elsewhere we learn that Richard attended a muster on Penenden Heath in 1070. In the 11th century a castle was built overlooking the river, providing both haven and custom for those living nearby.
- 4.1.3. Tonbridge Castle was first built as a motte-and-bailey castle in 1070 and by the early 15th century the Manor of Tonbridge extended to c.6000ha of which at least half comprised forest and heath. The Kent Compendium (2009)¹³ records that Postern Park, the Inner Park of the Castle, was one of four paleed parks in the area – that is a medieval deer park whose boundary was marked by a ditch and bank. The parks keeper was provided with a house in the Park (location unknown), from which the name of the present house probably originates. During the 16th century the land was disparked and many of the trees on Castle lands, including within the 2000ha in South Frith, Postern and Cage Parks and North Frith, were felled to supply fuel for the expanding iron industry. A hammer mill and three fineries for iron production were built on Postern land. Operations at the forge had stopped by 1698 when a 'cinderpot on which the forge formerly stood' is mentioned in a bill of sale (personal communication)¹⁴.
- 4.1.4. The 17th century saw much of the land that had formed the Manor of Tonbridge change hands. This included some 162ha in the former Postern Park which was acquired by a Sir Robert Croke who probably built a house (shown on a 1674/5 survey, now lost) to the east of the present house. The Kent Compendium (2009) goes on to state that 'Margaret Stephens recounts that on the survey 'land to the north of Postern Lane was meadow or pasture, while that to the south was under the plough' (Georgian Tonbridge), and that..... At some point after the survey date, Croke sold 75ha to a William Eldridge whose descendant, John, built the present, Postern House in 1757. In 1759, his son, also John, following his father's death, extended it. The Eldridge family prospered and through marriage changed its name to Eldridge-West (later to West) and by 1855, the family owned most of the Postern area although all the Postern farms were leased out'.
- 4.1.5. By 1862 Postern House had been further enlarged by the addition of a service wing on its north end and a detached stable block, and gardens had been laid out (1st ed OS map). The 2nd ed OS map shows that by 1897 the house had been renamed The Postern, and also that the subsequent 10 years saw further changes to the layout of the garden with the introduction of a series of formal compartments (3rd edn OS map). The property was offered for sale in 1913 but no

¹³ Tunbridge Wells Borough Council (April 2009). The Postern, Capel. Site Dossier and Description for A Review of the Kent Compendium's list of Historic Parks and Gardens for Tunbridge Wells Borough. Kent Gardens Trust. Kent County Council.

¹⁴ Tunbridge Wells Borough Council (April 2009). The Postern, Capel. Site Dossier and Description for A Review of the Kent Compendium's list of Historic Parks and Gardens for Tunbridge Wells Borough. Kent Gardens Trust. Kent County Council.

further changes to the garden are recorded until 1946, when an aerial photograph shows an extensive kitchen garden to the north-east of the house (RAF).

- 4.1.6. In 1952, the property was purchased by a John Gore Phillimore, a merchant banker, who described the house as having 'virtually no garden at all other than a little orchard' and the building as in 'rather poor condition' (Hellyer). Phillimore sold off some of the outbuildings, renovated the house and commissioned Anthony du Gard Pasley to redesign the gardens. He also bought commercial orchards to the north of the property. A swimming pool had been added by 1972 (RAF). Mr Phillimore was still in residence in 1981 when the garden was described as 'an astonishingly mature garden, excellent in design and filled with exceptionally interesting plants' (Hellyer). A Mr and Mrs Coaten owned the property from 1983 and largely maintained Pasley's design and planting (1997 aerial photograph). The present owners bought The Postern in 1993 and the property remains in single private ownership.

4.2 MAP REGRESION

- 4.2.1. The following section provides a map regression sequence for the Site. This is based on available historic and Ordnance Survey mapping. Study of the individual maps and the changes recorded in sequence is intended to inform how the Site, features associated with it, and the wider landscape, have changed over the course of time and in what way and to what degree. The type, nature and accuracy of historic mapping is variable, as is their intended use. As a result, details recorded may or may not be true representations of features or their location in relation to other features recorded. As a general rule later mapping by the Ordnance Survey is of greater accuracy and reflective of actual changes on the ground while earlier source are more representative and spatial location less accurate.

1769 Dury's Topographical Map of Kent (Figure 2)

The 1769 map by Dury is a large-scale map of Kent. It formed part of a series of 25 hand coloured sheets of maps and title page for the county of Kent showing roman roads, roads, lanes, churches, towns and Villages.

The map is well regarded and considered a relatively accurate depiction of key features at a landscape level.

The Site on Dury's map is reordered set between water course to its northwest and southeast, with a road (Postern Lane) depicted to its south. The name 'Poston Haugh' is recorded alongside 'Eldridgr', with a number of rectilinear structures recorded within a large rectilinear enclosure that extends to either side of Postern Lane.

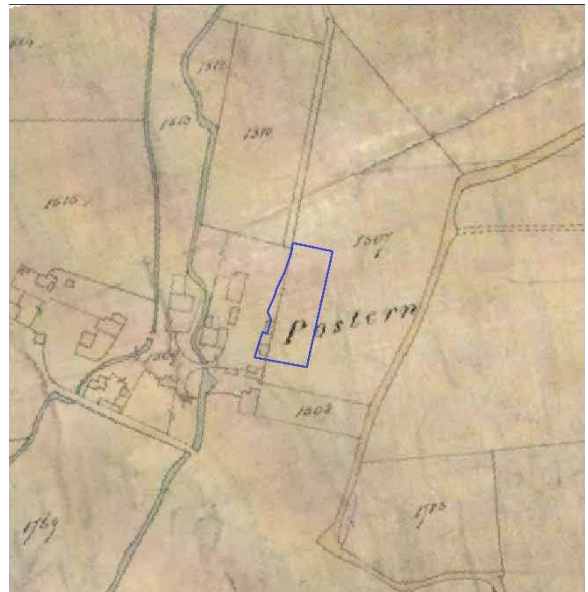


1840 Tithe Map (Figure 3)

Tithe maps were prepared following the Tithe Commutation Act 1836. This act allowed tithes to be paid in money rather than goods. The map was produced in association with an accompanying schedule (the apportionment) that gave the names of all owners and occupiers of land in the relevant parish.

The 1840 Tithe Map reflects general land use within the area of the Site prior to the mid-19th century.

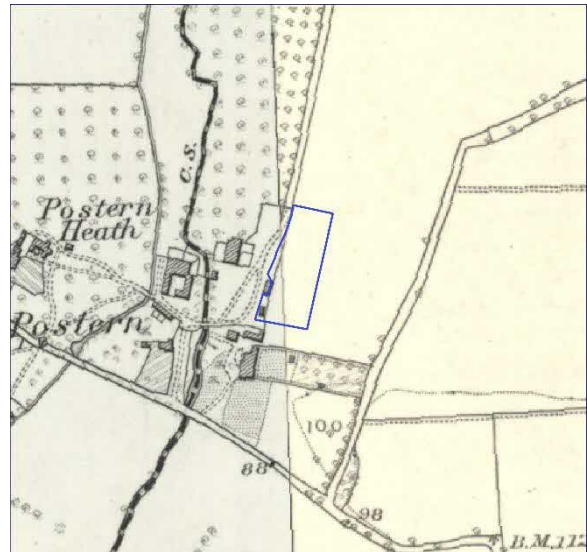
The subject site is recorded as undeveloped and forming part of a large sub-rectangular agricultural field (1007). Along the Site's western boundary two structures are recorded. A number of further rectangular fields and enclosed land parcels are recorded along its western boundary. To the west of these a large complex of buildings and structures are recorded set within a number of enclosures to either side of two water courses (Postern Heath and farm buildings). The Postern is also recorded to the south as a large rectangular building. This sees the main house set in the northern side of a large open field extending south, with a further smaller rectilinear field (1008) set on its eastern side. To the north and northwest of the Postern two smaller structures are recorded set between the Postern and Site. The northern field boundary to field 1008 also appears to have been south of the subject site with the field within which the subject site sits extending further south to the northern boundary of field 1008.



1871 and 1872 Ordnance Survey Map (Figure 4)

Ordnance Survey Mapping at Six-inch to the mile formed the most comprehensive topographic mapping for England and Wales from the 1840s to the 1950s.

The Site is still recorded as forming part of a large field in agricultural use. The two structures recorded on its western boundary are still recorded, however, structures formally recorded on the Tithe map to the immediate west of this are no longer recorded, leaving only the main barn with orchards recorded to the north. The Postern is recorded as before, with the main house and two buildings to its north. The former field (1008) to the east of the Postern is now recorded as lawn with one small rectangular structure at its eastern end beyond which an orchard has been planted. A track and lawns are also recorded to the south and west of the Postern. To the west and northwest fields are now recorded as orchard.



1869 Ordnance Survey Map (Figure 5)

The Site and surroundings area are still recorded largely unchanged. However, a new structure is recorded on the north side of the 'L' shaped building to the north of the Postern. A small extension also appears to have been built on the north western corner of the main 'Postern' House.



1908 Ordnance Survey Map (Figure 6)

The Site and surroundings area are still recorded largely unchanged with the exception that the southern part of the field that made up the Site has now been carved off to form a new west-east aligned field. The range of buildings on the north side of the Postern also appear to have been infilled while the Postern itself extended further to the north.



Fuller Long

2023 Aerial Photograph © Google Earth (Figure 10)
The 2023 aerial photograph records no change to the Site other than the clearance of part of the orchard to create an open area of field laid to grass.



5 ASSESSMENT OF SIGNIFICANCE: HERITAGE ASSETS

5.1 DESIGNATED HERITAGE ASSETS

5.1.1. The Subject Building is not located within, contain or abut, any designated heritage assets, including Scheduled Monuments, Listed Buildings, Conservation Areas or Registered Parks and Gardens. Within a wider 250m study area of the subject site three designated heritage asset are recorded. These are:

- Υ The Postern, a Grade II* Listed Building (List Entry Number: 1253179)
- Υ Postern Forge House, a Grade II Listed Building (List Entry Number: 1069947).
- Υ Postern Heath Farm House, a Grade II Listed Building (List Entry Number: 1111913).

5.1.2. In addition to the above designated heritage assets The Kent Historic Environment Record (HER), records the following, located to the immediate south of the Site.

- Υ The Postern, formal garden (HER No. TQ 64 NW 282).

5.1.3. The above is a formal garden divided into compartments by yew and copper beech hedges laid out in 1954 to a design by the landscape architect Anthony du Gard Pasley (1929-2009) around an 18th century house (The Postern). Although not a statutory designation the garden is considered to be a non-designated heritage asset.

Figure 11 Designated & Non Designated Heritage Assets



- 5.1.4. Following Step 1 of the Historic England settings guidance, the majority of the identified heritage assets have been scoped out of further assessment as they will not be materially affected by the proposed scheme, nor will they be appreciably affected by a material change to the contribution of setting to their significance. This is based on a number of factors, including: the nature of the proposed scheme, the distance of the assets from the subject property; the relative location and topographic position between the asset(s) and the subject property; lack of intervisibility; the orientation, nature, extent and scale of intervening built form, vegetation and landscape features; the sensitivity of the asset(s), and their corresponding heritage values, to the proposed change to the subject property; and, the nature and scale of the proposed changes within the subject property having no material effect on the values that contribute to the heritage significance of the asset(s) identified.
- 5.1.5. Only one statutory designated heritage asset has a potential to be affected by the proposed scheme. This is:
- Υ The Postern, a grade II* Listed Building
- 5.1.6. No other statutory designated heritage assets will be materially affected by the proposed scheme.
- 5.1.7. No building identified as locally listed will be materially affected by the proposed scheme. However, one none-designated heritage asset has a potential to be affected by the proposed scheme. This is:
- Υ The Postern, formal garden. A none-designated heritage asset.
- 5.1.8. The following section will consider the identified heritage assets, above, in further detail in order to establish what attributes contribute to their significance. This will include an assessment of the Subject Site and its contribution to the significance of the two assets. As both assets effectively form part of a collective whole the two will be considered together.
- 5.1.9. **THE POSTERN & FORMAL GARDEN**
- 5.1.10. Designation: Grade II* Listed Building & Formal Garden a NDHA List Entry Number: 1253179
- 5.1.11. The main house was listed on 20th October 1954. The Postern is situated on the eastern outskirts of Tonbridge in the Medway Valley and stands on land that slopes steeply to the north and east. The house and gardens occupy a site of c.1.6ha in size that is bordered to its south by Postern Lane, to its west by an access track to Postern Heath Farm (and the Subject Site), and to its east by a road to Postern Park. Its northern boundary abuts the Subject Site and commercial orchards.
- 5.1.12. The Postern was built in 1757 and has been subject to 19th and 20th century alterations. The house is based on a compact rectilinear double depth plan composed of a principal south facing range, a western entrance range and an eastern range with two single storey ancillary buildings extending of northern facade. The main house is of three-stories, with a five bay southern facade with central door and four bay entrance facade to west with an of centre entrance. The building is of red brick, with sandstone ashlar footings, brick chimney stacks and a peg-tile roof. The house is effectively built into the hillside to its north and east. The house has been extended on two fronts, on the north by a 19th century, single-storey service block and a conservatory built c.2000.
- 5.1.13. The list description records this asset as a large house, dated 1757, with some 19th and 20th century modernisation. Flemish bond red brick on coursed sandstone ashlar footings; brick stacks and chimney shafts; peg-tile roof.
- 5.1.14. Plan: House faces south onto the garden with its entrance front on the left (west) side. The house is terraced into the hillside so that the ground floor level is buried on the right side. Double depth plan house, 2 main rooms wide and 2 main rooms deep. Central entrance hall from the west side with the stairs rising to rear. Most rooms are heated by lateral stacks although there is one axial stack. Principal rooms on the south (garden) side with service rooms behind. 3 storeys with secondary single storey service blocks to rear.

- 5.1.15. Exterior: Principal front to the garden (south) has a symmetrical 5-window front. Ground and first floor have 12-pane sashes and second floor 9-pane sashes. Central doorway contains a C20 part-glazed door with a contemporary Georgian-style doorcase with a segmental pediment. Flat brick bands across the front at first and second floor levels, moulded brick eaves cornice and plain parapet. Roof is hipped both ends. In the centre, above the first floor window there, a brick is inscribed with the date 1757 and the initials J.E.
- 5.1.16. Entrance front has a 4-window front; it would have been symmetrical with a 5th window right of centre. Similar windows but no flat bands or eaves cornice. Central doorway is wide with an almost round-headed segmental arch containing a 6-panel door with sidelights (with internal shutters for security) and a fanlight with an elegant pattern of glazing bars. Opposite (east) side has casement windows with glazing bars, all with low segmental brick arches. Doorway off the staircase half landing contains a probably C20 part-glazed panelled door with a stone panel above carved with Adams-style decoration.
- 5.1.17. Interior: Has been somewhat modernised in the C20. For instance the principal ground floor rooms are lined with imported fielded panelling in 2 heights and principal parlour has good but introduced timber chimneypiece. Nevertheless original joinery remains. Roof not inspected.

Plate 11. The Postern (west facing elevation)



Plate 12. The Postern (south facing elevation)



5.2 CONTEXT

Entrance and Approaches

- 5.2.1. The entrance to The Postern stands on the north side of Postern Lane. A gravelled drive passes between the posts of a 1.5m high five-bar, wooden gate from which point the house can be viewed. The curving drive runs c.60m in a north-easterly direction between 2m high, clipped yew hedges to arrive at a circular, gravelled forecourt on the west, entrance front of the house. On the north side of the forecourt, a 2m high, curved, brick wall extends a few metres from the house across part of the forecourt, separating it from the former stable block located to the immediate north of the main house.

Ancillary Buildings

- 5.2.2. The stable block is a 19th century single-storey, red-brick building set under a tiled roof based on an inverted 'C' shaped plan with central yard, opening up to the west, between the two projecting north and south wings. The stable block is not referred to in the statutory listed description but it is considered curtilage listed. It was converted in 1957 to garages and storage. To the immediate south-west of the stables is a former two-storey, 19th century coach house, that was also converted in 1957. Together these buildings form a smaller courtyarded annex to the north of the main house (The Postern). Both coach house and former stable block are in a similar architectural style having been converted at the same time to accommodation and are inscribed '1957', with the initials J. G. P.. These structures were subject to further refurbishment in 2008.

Plate 13. Aerial Photograph of the Postern



Plate 14. The Postern (north facing elevation)



Plate 15. Converted former Stables to north



Plate 16. Converted coach house to the north



Gardens and Pleasure Grounds (as per Tunbridge Wells Borough Council (April 2009)).

- 5.2.3. To the immediate west and south-west of the forecourt is an informal lawn studded with trees, most of which have been planted in the last fifty years. About 40m from the house, a stream flows through the lawn, crossed by a hump-backed, Japanese-style, wooden bridge and with its banks planted with moisture-loving plants. The lawn is sheltered and visually enclosed on its east by a yew hedge along the drive and on its west side by a 2m high beech hedge enclosing it from the track to Postern Heath Farm. A late 20th century heather garden occupies the north-east corner. The stream in the garden, identified on the Tithe Map as Hammer Dyke, is a tributary of the Medway and by 1862 the land around it was shown planted with mature trees, many of which (sweet chestnuts, beech, horse chestnuts and Scotch fir) were felled from 1950. A footbridge across the stream is first shown on the 1908 OS map, but the present bridge was designed by Pasley in 1952.
- 5.2.4. The south front of the house opens onto a York-stone paved terrace (c.25m x 20m) that runs along its full width and from which there are fine views south across the lawn to surrounding fields. In similar fashion to the lawn on the west front, this is bounded on its west side by the yew hedge along the drive and by mature beeches on its south side. From the east side of the lawn, the land rises steeply as a grass bank and marks the boundary of a small arboretum some 40m south-east of the house. A flight of steps, decorated with statuary imported from Italy by Anthony Pasley, ascends from the east side of the terrace to the east, garden front.

- 5.2.5. The main ornamental gardens are laid out on the higher land on the east front of the house, some half a storey above the level of the west, entrance front. They are divided into a number of compartments and decorated with further pieces of imported Italian statuary. The east front opens onto a narrow, random-paved, stone terrace that runs along its length. There are views east up a wide, steep, grass slope to a garden pavilion 70m east of the house. The single-storey, timber garden pavilion was designed in a classical style with a pediment to the designs of Mr Phillimore's architect cousin (Claude Phillimore, a passionate Palladian) in the 1950s (Hellyer). Its open, west-facing front is decorated with trellis 'columns', while its east-facing front is closed with a door and windows overlooking a tennis court.
- 5.2.6. As the slope levels out it is flanked by 2m high, yew-hedged compartments (c.80m x 40m) with mixed borders below. Each compartment contains two garden rooms. That on the grass path's north side comprises a sunken parterre garden and a sunken rose garden, both partly enclosed by wisteria-covered pergolas. The hedged compartment on the path's south side contains a second parterre garden and a camellia garden. The camellia garden was laid out in 1952 as a children's garden and retains its 1950s wooden summerhouse and white wrought iron seat and gates, made in the local area (personal communication).
- 5.2.7. A 45m long gravel path lined by pleached limes runs along the rear of the garden pavilion. It was designed to screen a wire-enclosed tennis court some 75m further east of the house (Pasley). Adjoining the south side of the tennis court, and separated from it by a beech hedge, is a swimming pool and wooden pool house enclosed by a wooden fence, at the foot of which roses are planted. In an area of rough grass on the pool's south side some fruit trees survive from a C19 orchard that formerly occupied the site of the present ornamental gardens (1st edn OS map). A 65m long path lined by a beech hedge runs westwards from the pool to the arboretum which contains mature conifer and beech trees.

Plate 17. The hump-backed bridge



Plate 18. The south lawn and raised level to east



Plate 19. Yew hedge gardens



Plate 20. Swimming Pool



5.2.8. Kitchen Garden

5.2.9. The kitchen garden (c.100m x 20m) lies some ten metres north-east of the house and forms a further compartment along the whole length of the north side of the ornamental gardens. It is enclosed by brick walls on its north and east sides and by hedges on its south and west sides and is laid out with perimeter gravel paths and cross paths to form three sections. The two easternmost sections are laid to grass and are separated by one gravel cross path, lined with climbing roses and apple trees, that forms a continuation northwards of the pleached lime walk screening the tennis court. The path terminates at a wrought iron gate in the north wall of the garden from where there are views north over the orchards outside the site boundary. The gate replaced a former *claire-voie* in the fence in the 1950s when Mr Phillimore purchased the commercial orchards. The westernmost section of the kitchen garden, nearest the house, is still maintained as a productive garden; a C21-century greenhouse has been erected on the site of a former, now demolished C19 glasshouse, the foundations and tiling of which still survive.

5.2.10. There is little evidence of a kitchen garden at The Postern before the mid-C20, although maps show that much of the present ornamental gardens were used as orchards from the mid-C19 (1st edn OS map). A 1946 aerial photograph shows the site of the present kitchen garden laid out in its current form, although enclosed by a fence at that date. The present walls and hedging were introduced in the 1950s and all three sections were in use as a productive kitchen garden until 1997.

5.2.11. The Setting of the Postern and its Gardens

5.2.12. The setting of the Postern today is largely established by the relationship between the main house (The Postern), its topographical position and the visual and functional relationship between built form (house and ancillary buildings), its formal gardens, and associated garden features, including its glasshouse, tennis court and swimming pool. The approach via the driveway from the south and to a lesser degree footpaths within the formal gardens also add to the ability to understand and appreciate the setting of the Postern and its gardens. Within this context views, both designed and fortuitous, also make a notable contribution, but to varying degree and in differing ways from different parts of the site of the Postern and its gardens.

5.2.13. The importance of these aspects of setting varies but can be considered as below:

5.2.14. Core Setting

5.2.15. The core setting of the Postern is clearly focused on the main house itself, as a designated heritage asset. The Posterns core setting is established by those attributes that confer an ability to clearly appreciate the architectural and historical interest of the house in greater detail. These attributes are more immediate and enable a closer appreciation of the material aesthetic, function, form and historical changes associated with the house itself.

5.2.16. The Posterns core setting is largely derived from the relationship established between the main house, its forecourt and the adjacent lawned area to the immediate west, and the lawned areas immediately adjacent to the house to the south and east. These areas allow the main architecturally and historically notable facades of the house to be most readily understood and appreciated, with the south and west facades being of particular note. To the north of this the main house is effectively separated from its ancillary out buildings, with both its northern single storey extensions as well as the former stables and coach house, subject to a degree of physical and visual separation. This is partly a result of the arrangement and nature of planting that encompasses the forecourt area and which sits adjacent to the main house at its northern end, as well as enclosure by walling associated with the ancillary courtyarded area. As a result, key views are largely focused on views towards and away from the western, southern and eastern elevations of the house and towards the adjacent lawns. These views are largely contained and channelled by planting to either end and side of the lawned areas, with the most extensive views derived from the eastern lawn. Even here views are staged and corralled by the garden layout and formal as well as informal planting.

- 5.2.17. Key views that support an understanding and appreciation of the significance of the Postern are derived largely from the west, south and eastern lawns. The northern end of the driveway, associated forecourt and the adjacent west lawn support views towards and from the western elevation, with the southern and eastern lawns doing the same. Views north are intercepted by the ancillary buildings to the north and their boundary treatments.
- 5.2.18. Views further away are largely contained and limited by the layout and arrangement of the gardens. These create a variety of spaces or compartments that are relatively contained and sheltered, and create a feeling of relative intimacy and seclusion.
- 5.2.19. Associated and Ancillary Setting
- 5.2.20. The core setting within which the main house can be understood and appreciated is supported by a slightly wider, but partially overlapping, ancillary setting. This setting effectively encompasses those attributes and structures that are associated with the main house and support its function but were clearly designed to be ancillary to the main house and positioned with a view to maintain a sense of separation even where functionally linked.
- 5.2.21. The Posterns ancillary setting is largely derived from the relationship established between the main house, and the area and structures associated with the support and practical functioning of the house. This ancillary setting is fundamentally structured and weighted towards the north of the main house and the location of the former stable block, coach house and associated yard. This is an area clearly associated with the main house, and its effective functioning, but was also considered to be of a lower social and architectural status – an area apart but linked, and distinct from the main house. The attributes and structures that most clearly contribute to this setting are the former coach house and stable block but in both cases they have been notably modified and no longer serve their original function. This group of structures effectively have their own setting defined largely by their location between the northern end of the main house, its later single storey extensions to the north, the approach off the driveway to the south, and the boundary with the adjacent field (the Site) to the north. To the north, west, east and south this group of buildings are partially obscured by planting. The most notable views are therefore derived from the open spaces between these buildings and their yard area and the northern end of the driveway. This group, although in relatively close proximity to the northern end of the house, are effectively set apart from it, both physically and historically in terms of their former function, and visually as they form a distinct group spatially and in terms of their architectural treatment. The contribution made by this group of buildings to the main house is, therefore, largely derived from their former functional relationship and as intermediaries between house, garden and fields to the north. The structures at the northern end of the main house clearly have a more ad hoc, peripheral feel about them and make a low contribution to the setting of the main house, while the wider group – make a moderate contribution.
- 5.2.22. The Gardens
- 5.2.23. The area occupied by the gardens has been subject to notable change. This has seen them changed from largely undeveloped open fields in agricultural use to a designed garden composed of informal lawns, ornamental gardens arranged into garden rooms or compartments and kitchen garden. Within this setting ‘pleasure’ and function has resulted in a relatively secluded and intimate setting to the main house and its component garden grounds. These gardens now make a notable contribution to the current setting of the main house as well as its ancillary structures and are in their own right of heritage significance as a fine example of a mid-20th century garden produced to designs by the garden designer and landscape architect Anthony du Gard Pasley. The gardens effectively control and define space and associated views within the grounds of the Postern, as well as controlling views through the grounds and beyond. The gardens collectively and individually make a high contribution to the setting of the Postern.
- 5.2.24. Landscape Setting
- 5.2.25. The landscape setting of the Postern effectively encompasses those attributes and features, that convey a sense of the situation in which the wider house and garden complex can be understood in terms of its topographical location, former and existing land use, and designed and fortuitous intent, in the creation of the house and its evolution over time. The

contribution of a wider landscape setting to the significance of the Postern is weighted towards those aspects that establish a coherent means to understand the rationale for site selection, approach to design and construction, and its use and function. The intentional and fortuitous aesthetic situation created, or conveyed naturally, can also make a notable contribution to an asset's setting and the ability to appreciate its significance.

- 5.2.26. The site of the Postern appears to have been chosen based on former land ownership extending back to the post conquest period and its topographical and landscape relationship to land suitable for agricultural production and a water source. This situation has changed and evolved over the course of its history. The 20th century in particular has seen the setting of the Postern effectively transition from a principal residential house with wider estate farm buildings set within a more open functional landscape, shift towards a setting carefully created to manage the more immediate setting of the main house within an arrangement of formal and less formal gardens. These have created a relatively contained, private, and sheltered location that ensures that the Hall is effectively hidden by established planting until within its immediate core setting.
- 5.2.27. Additional elements of setting that contribute to the general understanding and appreciation of the Postern's location are largely established by the main point of access onto the site of the Postern from the south and footpaths and routes created within the gardens – these often contained and channel views, before opening out into defined spaces. As a result, the wider landscape setting makes a relatively limited contribution to the setting in which the house can be understood and appreciated, although its prevailing rural character is still of note.

5.3 SIGNIFICANCE

5.3.1. Evidential Value

- 5.3.2. As a general rule, the evidential value of a building or place is closely associated with its physical form and those attributes that make a meaningful contribution to an understanding and appreciation of the period of construction, original use and associated skills and materials used. This includes physical evidence that records the nature of subsequent 'change' over the course of an asset's evolution. At a detailed level these physical attributes can evidence the period of construction, original use, and adaptation over time, as well as changes in function, socioeconomic status, and fashion. At a wider scale the survival of a historic building, and patterns of development, can feed into an understanding of local vernacular building traditions, typologies, and socioeconomic and cultural developments over time or within particular periods. The degree of evidential value that can be ascribed to an asset is also largely associated with the degree of survival, how well recorded or understood the asset or asset type is, and importantly whether the asset has potential to yield new evidence.
- 5.3.3. The evidential value of this asset is largely derived from its size, plan form, the architectural treatments employed to facades, its roof structure and finish, and the nature of its construction, including its use of materials, internal arrangement and the survival of historic fixtures and fittings.
- 5.3.4. The above act as a direct 'physical' and tangible link back to the mid-18th century, and evidence the building's point of origin, subsequent phase of change, as well as its intended use, socioeconomic standing, and its cultural influences.
- 5.3.5. The asset, as an example of a building built in the mid-18th century (1757), and subsequently extended and altered in the 19th and 20th century. The 18th century is an important period in the architectural and historical storey of England but it is also a period that has been well researched, is understood in some detail and retains a wide corpus of surviving examples of buildings of this period and type. Externally the building largely retains the architectural form and qualities associated with its construction, although altered and extended. Internally, although subject to modernisation and some alteration the house also retains much of interest, including original decorative features.
- 5.3.6. As a largely mid-18th century building it is unlikely that the house will provide new evidence that will contribute to the regional or national understanding of buildings from this period. There are, however, opportunities for further research, and fabric analysis, that might evidence and help confirm how the house has been adapted and to what degree and in what way fabric related to this period survives.

- 5.3.7. The former stable block and coach house are both of later 19th century date and both have been much altered as part of their conversion into housing in the 1950s. They are not therefore contemporary, either as originally built or modified, with the main house, and are ultimately later insertions into the original setting of the house. Both are, however, of modest interest, both in terms of evidencing the evolving use of the house and its social economic status as well as architecturally. As a result, they make a limited contribution to the evidential value of the main house.
- 5.3.8. The setting of the house has also been much altered and today now largely reflects the garden scheme produced by the garden designer and landscape architect Anthony du Gard Pasley in the 1950s.
- 5.3.9. Based on the above, the evidential value of this asset is considered to be medium. This value is weighted towards its age and fabric, as a surviving example of a mid-18th century house, and the architectural and decorative quality of its principal elevations. The evidential value of the garden, as a well-established example of mid-20th century garden design, is considered to be low.
- 5.3.10. Historical Value
- 5.3.11. The historical value of a building or place 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. Places with illustrative value will normally also have evidential value. The key distinguisher is the level of importance that can be attributed. For example, a 'historic building that is one of many similar examples may provide little unique evidence about the past'.
- 5.3.12. The importance of a buildings illustrative value is derived from the degree to which it 'aids interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place, and it 'tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.'
- 5.3.13. As with evidential value the illustrative value of a heritage asset is principally derived from its physical form and appearance and how these attributes contribute to the ability to illustrate the story of past events, people, and aspects of life – or social and economic conditions illustrative of a particular point in time.
- 5.3.14. In contrast the associative value of a heritage asset is principally derived from how a building or place can help bridge the gap in time and understanding between events, movements, or people, formally associated with that building or place. Associative values can be ascribed to a heritage asset where they provide insight into the personality of an important historical figure or demonstrate the political or cultural affiliations or a figure, group of note, movement, or event. The degree of historical value that can be ascribed to a building or place is dependent on the extent to which fabric or landscapes can make a direct 'experiential' connection to past people and movements of importance. It is not, however, as easily diminished by change or partial replacement as evidential value.
- 5.3.15. This asset has illustrative value principally derived from it being an example of a modest Georgian mansion house with associated later outbuildings. This value is reduced by the degree of subsequent change and alteration to the building's original setting, which has seen it change from an 'estate' setting as part of a function landed estate, to a more intimate private house, but the main house survives well and forms an excellent example of a property of this period and type.
- 5.3.16. The site of the house itself has links to a number of prominent local land holding families and as part of a wider former estate it has links back to the land use, management, and arrangement of power locally and regionally in the medieval and later medieval period. These associations are today limited largely to historical records of land ownership and former historical associations based on land acquisition, ownership and management. The house itself, however, has more direct associations with a number of prominent local families - most notably the family of John Eldridge, who built the present house in 1757, and John Gore Phillimore, the merchant banker who sold off some of the outbuildings, renovated the house and commissioned Anthony du Gard Pasley to redesign the gardens. Mr Phillimore was also responsible for buying the commercial orchards to the north of the property.

- 5.3.17. The historical value of this asset is, therefore, considered to be moderate to high, and principally derived from its general age and association with the family responsible for its original construction (the Eldridge's) and John Gore Phillimore who was responsible for commissioning the noted Anthony du Gard Pasley to design the house gardens.
- 5.3.18. Aesthetic Value
- 5.3.19. An assets aesthetic value is derived from a contemporary appreciation of an asset's architectural and artistic interest. Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. It can be the result of the 'conscious design' of a building or place, 'including artistic endeavour', the result of the 'seemingly fortuitous outcome of the way in which a place has evolved and been used over time'. 'Strong indicators of importance are quality of design and execution, and innovation, particularly if influential'.
- 5.3.20. As indicated above, the degree to which aesthetic value can be attributed to a building or place is in part dependant on conscious design, the 'intent', and how well that intent is executed and whether it is innovative or influential in its delivery. The extent to which aesthetic values can be attributed to a building or place is also not dependant on it remaining 'unchanged', indeed, as above the aesthetic value of a building or place can be as much a result of fortuitous change and evolution over time – a continuing process, as it can initial intent.
- 5.3.21. The aesthetic value of the house is derived principally from its architectural interest as a mid-18th century country house. Of particular note is its plan form, and resulting scale, arrangement, and use of proportion, with its two principal (west and south facing) elevations being of particular note. The use of a well-mannered, restrained classical architectural style and associated features also adds to the aesthetic interest of this asset. Of particular note is the use, arrangement, size, and decorative interest of the building's fenestration, principal doors and decorative door surrounds and the parapeted roof. The northern facade and associated extensions in comparison are less coherent and lack the aesthetic qualities of the main house.
- 5.3.22. The stable block and coach house complex were understandably more functional, with the aesthetic interest of the buildings largely weighted towards the their functionality and the general use of a traditional materials palette. This has been notably shifted towards the domestic and a mid-20th century architectural aesthetic as part of their conversion into residential houses. Of the two the former coach house is of greater note, and although distinct in terms of architectural language to the main house it has a quite dignity and sits comfortably in the setting of the main house.
- 5.3.23. The aesthetic value of this asset is, however, perhaps most notably tied into, and dependant on, its relationship to its surrounding gardens, and their associated planting and garden features. Of particular note are the west, south and east lawns which engage the house as almost separate entities and provide distinct characteristics that contribute to the setting of the house in ways the encompass the more functional and informal (arrival), private (well contained and treed) to the more ornamental and structured. The denser tree planting to the south and arrangement of garden rooms forming the kitchen garden etc also add to the aesthetic value of the site and house. It is important to recognise that the current aesthetic derived from the gardened setting of the house is, however, a product of 20th century garden design. This has notably changed the baseline conditions under which the original, or earlier, setting of the house could be understood. However, this change has in no way diminished the aesthetic interest of the house or the ability to understand and appreciate it significance. Indeed, the gardens have made a significant contribution to the aesthetic quality of the house and are in their own right understandably considered of local significance.
- 5.3.24. In summary, the aesthetic value of this asset is largely derived from its plan form and arrangement of its principal elevations, most notably the architectural quality associated with its western and southern elevations. The design of its surrounding gardens - associated planting, both hedging and trees, as well as the garden 'rooms' also make a notable contribution to the aesthetic value of this asset and form an asset in their own right. The gardens although effectively a

product of 20th century garden design now create a relatively discrete, secluded location that is partly lost amidst the surrounding countryside.

5.3.25. The aesthetic value of this asset is considered to be high and derived principally from the scale, articulation, architectural treatment, and material palette of the main house, notably its principal elevations. This interest is further enhanced by the houses core and ancillary setting within which both the house and its ancillary structures, most notable the coach house, can be understood and appreciated. Views away from the house to its west, south and east are of particular note, as they take in views of the adjacent lawns from principal elevations. Views away from and towards the house to the north in comparison are limited and encompass more functional additions into the setting of the original house, or are largely restricted by intervening planting, walling and built form.

5.3.26. Communal Value

5.3.27. 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 encompass commemorative, symbolic, social, and spiritual values that can be derived from or attributed to a building or place. They tend to gain value through the resonance of past events in the present, providing reference points for a community's identity or sense of itself.

5.3.28. The building has communal value having once belong to families that had an important position within the local community, both as patrons and employers. As a result, the house, and its grounds, have featured in the day to day lives of those who have live, work, or pass through the area. Beyond this the house has never functioned or acted in a way that encompass commemorative, symbolic, social or spiritual values.

5.3.29. Based on the above its communal value is considered to be low.

5.3.30. Overall Significance

5.3.31. The overall significance of this asset is considered to be high, and weighted towards the historic, architectural, and aesthetic interest embedded in the physical structure of the main house. Setting makes a notable contribution to the significance of this asset. This contribution is largely the result of the vision and decision by John Gore Phillimore, a former owner of the house, to establish a new garden setting for it based on the designs of Anthony du Gard Pasley. These gardens are of interest in their own right and now make a notable contribution to the significance of the house and the ability to understand and appreciate its evolved function and status.

5.4 CONTRIBUTION OF THE SITE TO THE SETTING OF THE POSTERN & ITS GARDENS

5.4.1. The Postern is a grade II* statutorily listed building located approximately 35m, at its closest point, to the south of the southwestern most boundary to the Site. As a consequence, it will not be subject to any material physical change or alteration. Nor will any component of its landscaped gardens and grounds, which form the core basis for its setting, be materially affected.

5.4.2. The Site is located at a slightly elevated position above the Postern with ground then falling in height further to the north. Set between the Site and the main house is boundary walling, hedging and tree planting to the northern garden boundary of the Postern. To the immediate south of this is a small courtyarded area in which two former ancillary buildings associated with the later history of the Postern are located. This includes the single storey former stable block and to the immediate west a two storey converted coach house.

5.4.3. The main house (the Postern) is located to the south of the above ancillary buildings. Only the northern facade faces north towards the Site. This facade is dominated by a largely blank three storey elevation with a number of later single storey extensions at ground level. This elevation is clearly functional and has limited architectural interest having historically formed a rear elevation backing onto the working, ancillary buildings and courtyard associated with the house, and former agricultural fields (historically located closer to the current house).

- 5.4.4. The principal facades of the Postern face west and south, and to a lesser degree east, away from the Site. As a result, the main asset is set both spatially and visually back from the Site with intervening built form and planting obstructing, containing or filtering views to the north, northeast and northwest.
- 5.4.5. The immediate setting of the Postern is derived from its historic 'garden' plot, and to a lesser degree its historic relationship with Postern Lane to the south and its former ancillary farm buildings to the north and east. This former, more open, functional, setting has been subject to notable change and alteration – most notably the breaking up of the former estate over the course of its history. In particular, the selling of and fragmentation of the estate in 1913, when the house was sold and separated from its former farm buildings, and associated agricultural fields. This resulted in distinct parcels of land being sold into different ownerships and a corresponding change to the uses of buildings and land prior to the listing of the Postern. The most notable change to affect the setting of this asset then resulted from the creation of a strongly designed approach to its gardened grounds as set out above. This intervention fundamentally changed the nature of the setting of the Postern from estate house, in a wider agricultural landscape, to family home based on a far more enclosed, intimate setting with carefully managed views to and from the house from its gardens. In comparison, wider landscape views do not appear to have been considered as part of this 'designed' reconfiguration of the houses relationship to land, and landscape, especially not so to the north. As a result, the only potential for this asset to be subject to any 'harm' is through a change to the contribution of its wider setting to its 'significance'.
- 5.4.6. The subject site does not share a historical functional relationship to the Postern, nor was the land in the same ownership at the time of listing. The subject site historically formed part of an adjacent agricultural field with associated out buildings located along its western boundary. It was then utilised as an orchard and subsequently a portion of the orchard turned over for the construction of Colt Cottage (which replaced two earlier out buildings) and an open field. Importantly, views between the Postern and the Site have never been 'designed' and when, and where, available were simply a consequence of proximity. Historically the subject site was clearly seen as separate and distinct from the grounds of the Postern and this separation has only increased as a result of its later garden design. The only visible, and tangible interface, between the two has been the construction of Colt Cottage in the 1950s. This was located on land outside of the grounds of the Postern on its very northwestern side and it replaced two earlier historic structures located in this area. Although Colt Cottage can be seen from within the grounds of the Postern these views are limited and largely mediated by the annex complex which now effectively forms a separate residential out post on the northern side of the Postern. The cottage is a later, relatively recent, addition to the former setting of the Postern. Although the cottage could be considered an incursion into a former setting associated with the Postern, effectively adding additional built form in proximity to the main house based on a non-traditional architectural typology, the presence of Colt Cottage in the limited views available from the gardens of the Postern has not resulted in a negative impact on the ability to understand and appreciate any attribute that contribute to the significance of the house.
- 5.4.7. In summary, the principal heritage significance of the Postern is largely derived from the historic, architectural and aesthetic interest embedded in its physical structure as an example of a fine 18th century house, with later 19th and 20th centuries additions. This significance is further enhanced by the Posterns core setting – its designed gardens which are considered to be a non-designated heritage asset in their own right.
- 5.4.8. The subject site and grounds of the Postern have never shared a functional relationship with each other and visually the Site and grounds of the Postern are largely incidental to one another, with the Postern clearly designed to face to the south of an approach from its southwest. Views towards and from the Site to the north are restricted by topographical position, distance, tree and hedge planting as well as intervening built form of limited heritage significance. The current setting of the Postern has also been designed in a manner that largely turns its back on the subject site. As a result, it is concluded that the subject site makes no meaningful contribution to the setting of either the Postern or its gardened grounds.

6 IMPACT ASSESSMENT

- 6.1.1. This section will consider the impact of the proposals on the significance of the Postern and its gardens as a building of special architectural and historic interest and associated non-designated heritage asset. The proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context.
- 6.1.2. It is recommended that the following be read alongside the supporting documentation and drawings provided in the submission.
- 6.1.3. The proposed scheme will have no direct physical impact on any designated or none designated heritage asset. We consider the key issue for consideration to be the impact of the proposed development on the contribution of setting to the significance of the following:
- Y The Postern, a grade II* listed building and its non-designated garden.
- 6.1.4. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.

6.2 PROPOSALS

- 6.2.1. In summary, the proposed scheme is for the 'removal of existing dwelling and barn. Erection of replacement dwelling; with associated parking, turning, landscaping, private amenity space and access' at Colt Cottage, Postern Lane, Tonbridge'. The proposed scheme has benefited from pre-application decisions with Officer of the LPA, and has been revised in order to accommodate responses and recommendations received.
- 6.2.2. For full details of the proposed scheme the Planning Statement and the supporting planning documents produced by Fowler Architecture and Planning should be viewed.

6.3 IMPLICATIONS OF THE PROPOSAL

- 6.3.1. In accordance with Historic England's Good Practice Advice 2, "Change to heritage assets is inevitable, but it is only harmful when significance is damaged." Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 6.3.2. As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in Historic England's Good Practice Advice 3 (GPA 3). Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3. It should be noted that this key document also states that: "Setting is not itself a heritage asset, nor a heritage designation..." hence any impacts should be described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.
- 6.3.3. With regards to changes in setting, GPA 3 states that: "Conserving or enhancing heritage assets by taking their settings into account need not prevent change".
- 6.3.4. As outlined in the proposal summary above, the proposed work comprises the removal of an existing house, field barn and their replacement with a single new dwelling.
- 6.3.5. The replacement dwelling will be located roughly equidistance between Colt Cottage and the existing field barn which it will replace. It will also be set back a generous distance from the existing track that leads to the Site on its western side with its principal elevation designed to face west.
- 6.3.6. The proposed house will be of a traditional design, based on a rectilinear plan with accommodation over two floors. Its elevations will be faced with brick with plain clay tile used over a simple pitched roof with gabled ends. The fenestration

proposed is traditional sliding sash windows set under eaves at first floor level and with simple flat brick arch detailing to ground level. The front door is off-set below a simple canopy, a single chimney stack is set towards the western end of the building at ridge level. The dwelling will be of four bedrooms.

6.3.7. In summary, the proposed scheme will alter the current baseline condition through:

- Υ the removal of two existing buildings (Colt Cottage and the field barn)
- Υ the replacement of the existing two building with one new dwelling house
- Υ the removal of built form from the southern and northern end of the Site
- Υ the relocation of built form centrally on to the Site
- Υ the amalgamation of the extent of built form into one new dwelling
- Υ the removal of one existing dwelling house and one formed field barn and replacement with one dwelling house

6.3.8. The proposed dwelling house will be of no greater height than the existing Colt Cottage. In addition, the proposed house will be located approximately 65m north of the northern most part of the Postern and 38m north of the northern most boundary to the Posterns garden. As a result, the proposed dwelling house will be located further away from the Postern and its garden on land dropping in height towards the north. This will see a reduction in the number of structures located within the Site from two to one and the removal of one structure (Colt Cottage) from closer proximity – both spatially and visually from the Postern and its gardens. This will further reduce the existing, limited, intervisibility between built form within the Site and the grounds of the Postern and ensure that the contribution of setting to the significance of the main house is maintained or indeed enhanced. This will be further supported by the simple, traditional approach proposed to the architectural treatment of the replacement dwelling which is responsive to local architectural traditions and will sit comfortably within its own setting.

6.3.9. In summary, the principal heritage significance associated with the Postern is largely derived from the historic, architectural and aesthetic interest embedded in its physical structure as an example of a fine 18th century house, with later 19th and 20th centuries additions. This significance is further enhanced by the contribution of the gardens to the Postern which are in effect a non-designated heritage asset in their own right. The gardens were clearly designed to form a far more discrete and intermate setting for the main house and are effectively inward looking and intended to contain and manage space and views, as well as function. The contribution of setting to the significance of the Postern is principally derived from its immediate context – the relationship it has with its historic plot and gardens, and the physical form and historic relationship they have with each other and to a lesser extent Postern Lane to the south.

6.3.10. The subject site makes no meaningful contribution to the setting of either the Postern or its gardened grounds and views towards and from the Site to the north are restricted by topographical position, distance, tree and hedge planting as well as intervening built form of limited heritage significance.

7 CONCLUSIONS

- 7.1.1. The NPPF states 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.
- 7.1.2. This HS has identified heritage assets with a potential to be sensitive to a proposed scheme of works at Colt Cottage, Postern Lane, Tonbridge. The proposed scheme includes the removal of an existing dwelling (Colt Cottage) and former field barn, and the erection of a replacement dwelling, with associated parking, turning, landscaping, private amenity space and access. Colt Cottage is a small house built during the mid to late 1950s (possibly early 1960s) located within a large plot of land currently under grass. Neither the cottage or Site are subject to any heritage designation.
- 7.1.3. One designated heritage asset has been identified with a potential to be sensitive to the proposed scheme. This is:
- 7.1.4. The Postern, a grade II* listed building located to the south of the Site
- 7.1.5. One non-designated heritage asset, has also been identified as having a potential to be sensitive to the proposed scheme. This is:
- 7.1.6. The Postern, formal garden (HER No. TQ 64 NW 282) located to the south of the Site
- 7.1.7. This HS has undertaken a proportionate assessment of the significance of the heritage assets identified above and the potential for the proposed scheme to result in harm to those attributes that convey significance to these assets. This has included an assessment of setting and the contribution of the Site to the significance of the Postern and its gardens.
- 7.1.8. The proposed scheme will have no direct (material) impact on any designed or non-designated heritage assets. The only potential effect the proposed scheme might have on the above assets would result from a change in the contribution of setting to their heritage significance. The proposed scheme would result in a limited change to the current baseline conditions within the Site. This would see a shift in the nature of built form within the Site from one containing a small house (Colt Cottage) and former field barn, to one in which only a single new dwelling house is located. Although this will result in an apparent change to the nature and type of built form within the Site, the subject site has been assessed and is considered to make no meaningful contribution to the setting of either the Postern or its gardened grounds. The biggest change proposed, the removal of the cottage, the barn and their replacement, will see the proposed new dwelling located further away from the Postern and its gardens than the existing cottage. This would result in a reduction in intervisibility between the Postern and its gardens than the current baseline situation.
- 7.1.9. Based on the above it is contended that the ability to understand and appreciate the core heritage values that contribute to the significance of the Postern and its gardens will be maintained, if not enhanced, resulting no harm. The proposed scheme is therefore considered to be in accordance with all relevant heritage legislation and national and local planning policy.

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