



Heritage Statement

Langdon Abbey Farmyard, The Barn, Abbey Road, West Langdon, Near Dover.



**Le Vaillant Owen Consultancy
29 The Strand Walmer CT14 7DX
November 2023**



Heritage Statement

14th November 2023

Planning Application for Part Change of Use to Live/Work Units at Langdon Abbey Farmyard, The Barn, Abbey Road, West Langdon, Near Dover.

Introduction:

The Barn is a non-designated Heritage Asset which is neither a listed Building, nor is it located in a Conservation Area. However, it is in proximity to two Listed properties and is sited in the countryside.

The applicants have a series of workshops in a non-listed barn in West Langdon. The workshops have been in use for many years, and as one of the tenants occasionally sleeps in the roof space above their workshop, the applicants are keen to regularise this position with Dover DC Planning and Building Control. Harwood Building Control Approved Inspectors have been appointed to deal with Building Control matters, and Le Vaillant Owen Consultancy has been appointed to deal with Planning matters.

Proposals:

The current use of the Workshops is Use Class E, but as we are seeking Planning Permission for tenants to sleep in the roof space on an ad hoc basis, we believe the new Use Class for this unit only, would be Sui Generis. Effectively, this part of the development will become a 'live work' unit. No changes are planned to the elevations.

Planning Permission was granted in 1989 for these barns to be converted to residential use under Permission DOV/89/01044, and this Planning Permission was renewed in 1994, but the Permission was never implemented.

The workshops are very popular and accommodate a whole range of start-up businesses and small local enterprises. The applicants are proud they have helped create a thriving small business community at West Langdon and are keen to continue to support the workshops and their entrepreneurs, artisans and crafts people.

Review of relevant Heritage Legislation, Planning Policies and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to preserving the character and appearance of conservation areas.

**National Planning Policy Framework (NPPF) July 2019**

Section 12: Achieving well-designed places – This states that proposals should be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting, *while not preventing or discouraging appropriate innovation or change*’.

Section 16: Conserving and enhancing the historic environment – This highlights the need to conserve heritage assets ‘*in a manner appropriate to their significance*’.

National Planning Practice Guide.

This offers more detailed advice on conserving and enhancing the historic environment, and states that ‘The conservation of heritage assets in a manner appropriate to their significance is a core planning principle’. ‘*Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every-day use, to as yet undiscovered, undesignated buried remains of archaeological interest*’.

Further national guidance is provided by Historic England in ‘Making Changes to Heritage Assets’ February 2016. This provides more detailed guidance on alterations to heritage assets, the aim of which is to ‘*recognise and reinforce the historic significance of places, while accommodating the change necessary to ensure that people can continue to use and enjoy them*’.

Dover District Local Development Framework: Core Strategy 2010, (LDFCS) sets out policies and objectives for shaping development in Dover District. This includes the objective to ‘Ensure the intrinsic quality of the historic environment is protected and enhanced and that these *assets are used positively to support regeneration*, especially at Dover’.

Dover District Heritage Strategy 2013: sets out a strategy for shaping and dealing with Dover District’s heritage assets, and proposals which have an impact on them. It states that ‘Heritage assets have been shaped by people responding to the local environment but will *also help to shape that environment in the future. They have a significant role to play in creating a sense of place and acting as a catalyst for regeneration*’.

Responses to Dover DC’s six key areas for consideration in Heritage Statements are set out below:

1.A brief outline of the history of the building, its importance, how it has evolved and any special features it may possess.

As stated earlier, the Barn is a non-designated Heritage Asset which is neither a listed Building, nor located in a Conservation Area.



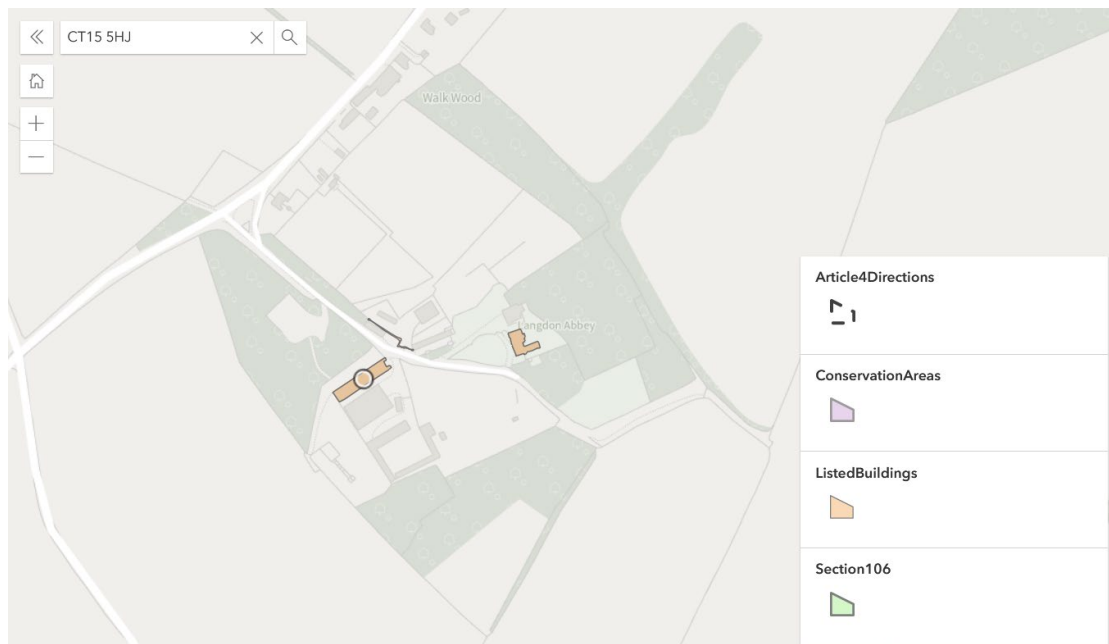
It is a traditional Kent barn with weatherboarded walls and a tile roof, which is largely unchanged since its construction around 200 years ago. **See external photographs in Appendix A.**

Context:

West Langdon is a village and former civil parish, now in the parish of Langdon, in the Dover district of Kent, England. It is located five miles north of Dover town. In 1961 the parish had a population of 68. On 1 April 1963 the parish was abolished and merged with East Langdon to form "Langdon".

The name *Langdon* derives from an Old English word meaning *long hill*. The first known written reference dates to 861 AD, mentioning one *Langandune*, but around 1200 AD there was a reference to Estlangedoun (East Langdon, about one mile to the south east) and Westlangedone.

The Church is dedicated to Saint Mary. The remains of Langdon Abbey are nearby.





Schedule of Listing for Heritage Assets nearby:

Langdon Abbey:

Langdon Abbey, Langdon - 1070055 | Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1070055?section=...>

Langdon Abbey

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1070055**

Date first listed: **27-Aug-1952**

List Entry Name: **Langdon Abbey**

Statutory Address 1: **Langdon Abbey, Langdon**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location



Langdon Abbey, Langdon - 1070055 | Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1070055?section=..>

Statutory Address: **Langdon Abbey, Langdon**

The building or site itself may lie within the boundary of more than one authority.

County: **Kent**

District: **Dover (District Authority)**

Parish: **Langdon**

National Grid Reference: **TR 32634 46960**

Details

TR 34 NW 2/29

LANGDON LANGDON ABBEY Langdon Abbey

27.3.52

GV II* House. C12, C16 and late C17 altered mid C19. Built for Thornhill family on remains of Premonstratensian Abbey. Red brick in irregular Flemish, stretcher bond and English bond, with flint and dressed stone sections to rear. Plain tiled roof.

Entrance front; late C17, two storeys and basement with plinth, plat band and boxed eaves to hipped roof, with stacks to left, centre left and to right. C19 fenestration, regular to right hand of elevations, with two tripartite sashes and central segmentally headed sash, and two tripartite sashes on ground floor with central door of six panels with semi-circular fanlight in rendered rusticated surround. The left hand portion has one sash on each floor in blocked larger window openings, and door of four raised and fielded panels with simple architrave. Four segmentally headed basement openings.

Rear elevation: L-shaped two storey hipped structure in English bond with brick arcading of giant pilasters carried across whole facade and projecting wing. The main wing with keyed and blocked arches on ground floor, now filled in, so as to form three bay portico effect, an unusually advanced classical feature in the east Kent Artisan Mannerist



Langdon Abbey, Langdon - 1070055 | Historic England

[http://historicengland.org.uk/listing/the-list/list-entry/1070055?section=.](http://historicengland.org.uk/listing/the-list/list-entry/1070055?section=)

vocabulary. Projecting from the left hand projecting wing is one storey extension of stone blocks with galleting, the return wall of this wing is rebuilt in C18 brickwork.

Interior: rear wings with large scantling joists. Chamfered and stopped with quirk and tongue. Some fitted cupboards and doors with raised and fielded panelling, most features date from mid C19.

Cellars: the undercroft of the cellarium of the C12 abbey form the basis of the C17 cellars, including a barrel vaulted slype with finely gauged chalk webbing, the main range at right angles to this, with the springers for groin vaults surviving, with chamfered arched and round headed stone doorways. Domed bread oven C18 survives in stone end wing.

Langdon Abbey was founded by William d'Auberville of Westernhanger 1189-1192 for white canons from Leyston Suffolk. Dedicated to St. Mary and St. Thomas the Martyr, the Abbey had an uneventful history until dissolution in 1535. A house was built by Samuel Thornhill after 1590 and extended by his successors until 1700, when sold to Waldershare estate. The church and conventual remains lay east of the house, excavated and back covered 1882 by Sir William St. John Hope.

Listing NGR: TR3263446960

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **178468**

Legacy System: LBS

Sources

Books and journals

Hasted, E, History and Topographical Survey of the County of Kent, (1797)

Newman, J, The Buildings of England: North East and East Kent, (1983), 369

'Archaeologia Cantiana' in Archaeologia Cantiana, , Vol. 15, (1889)



Langdon Abbey, Langdon - 1070055 | Historic England

<https://historicengland.org.uk/listing/the-list/list-entry/1070055?section=..>

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 13-Nov-2023 at 11:42:15.

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The Barn:

Barn about 100 metres west of Langdon Abbey, Langdon - 1070056 | Hi... <https://historicengland.org.uk/listing/the-list/list-entry/1070056?section=..>

Barn about 100 metres west of Langdon Abbey

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1070056**

Date first listed: **23-Apr-1987**

List Entry Name: **Barn about 100 metres west of Langdon Abbey**

Statutory Address 1: **Barn about 100 metres west of Langdon Abbey, Langdon Abbey**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)



Barn about 100 metres west of Langdon Abbey, Langdon - 1070056 | Hi... <https://historicengland.org.uk/listing/the-list/list-entry/1070056?section=..>

Location

Statutory Address: **Barn about 100 metres west of Langdon Abbey, Langdon Abbey**

The building or site itself may lie within the boundary of more than one authority.

County: **Kent**

District: **Dover (District Authority)**

Parish: **Langdon**

National Grid Reference: **TR 32499 46926**

Details

TR 34 NW 2/30

LANGDON LANGDON ABBEY Barn about 100 metres west of Langdon Abbey

GV II Barn. C17. Timber framed on stone, flint and brick base and clad with weather boarding and corrugated iron roof. Half-hipped roof with two entries; that to left with tiled hipped strey.

Interior: seven bays with aisles with passing shores and clasped purlins roof. A large structure of good quality.

Listing NGR: TR3263446960

Legacy

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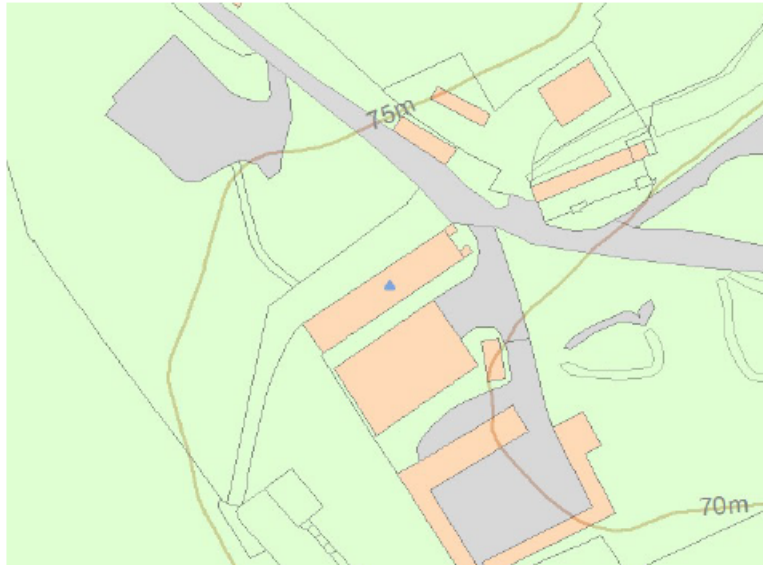
Legacy System: **LBS**

Legal



Barn about 100 metres west of Langdon Abbey, Langdon - 1070056 | Historic England | <http://historicengland.org.uk/listing/the-list/list-entry/1070056?section=...>

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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2. A brief explanation of why the proposed changes are desirable and necessary and are the minimum necessary to meet your needs.

As stated earlier, the current use of the Workshops is Use Class E, but as we are seeking Planning Permission for tenants to sleep in the roof space on an ad hoc basis, we believe the new Use Class for this unit only, would be Sui Generis. Effectively, this part of the development will become a 'live work' unit. No changes are planned to the elevations. See **internal photographs in Appendix B.**

3. A statement on exactly what the impact of your proposals will be on the character of the Listed Building. (This should include details of loss or changes to any historic fabric such as walls, windows, doors, timber framing or architectural features such as cornices, fireplaces, panelling, historic shop fronts etc.)

This is not a Listed Building, and our proposals will not affect the character of the building. There will be no loss or changes to any historic fabric such as walls, windows, doors, timber framing or architectural features such as cornices, fireplaces, panelling, historic shop fronts etc.

4. Changes to the shape of rooms and spaces within the building, layout and plan form.

There are no changes proposed to the shape of rooms and spaces within the building, its layout and plan form.

5. The impact of any extension on the appearance, character and setting of the building, including changes to the roof-scape.

This proposal does not involve any extensions to the Barn.

6. A statement that Building Regulations have been taken into account in formulating the proposals and comply with their requirements. For example, covering issues such as fire protection, means of escape, thermal insulation or improving accessibility for people with disabilities.

As explained earlier, the applicants have a series of workshops in a non-listed barn in West Langdon.

The workshops have been in use for many years, and as one of the tenants occasionally sleeps in the roof space above their workshop, the applicants are keen to regularise this position with Dover DC Planning and Building Control.

Harwood Building Control Approved Inspectors have been appointed to deal with Building Control matters, and Le Vaillant Owen Consultancy has been appointed to deal with Planning matters. As a result, we are confident that Building Regulations



have been considered in formulating these proposals, and they will comply with the requirements laid down in the Act for all construction.

Conclusion.

Conservation is not about trying to preserve everything in ‘aspic.’ It is about seeking to accommodate change without destroying what is ‘truly’ significant. This is echoed in the National Planning Practice Guide, which states that ‘*Conservation is an active process of maintaining and managing change. It requires a flexible and thoughtful approach to get the best out of assets*’. From the above analysis it is clear the proposed change of use would be entirely appropriate and would not detract from either the character or appearance of the building, or the heritage setting in which it is located.

From the above it is considered that these proposals meet the requirements of the Act and the NPPF, together with the related national and local policy guidance documents. The local authority is therefore invited to support this planning application, which would bring tangible public benefit because, as stated earlier, the workshops are very popular and accommodate a whole range of start-up businesses and small local enterprises. The applicants are proud they have helped create a thriving small business community at West Langdon and are keen to continue to support the workshops and their entrepreneurs, artisans and crafts people.

We believe these proposals are sympathetic to the distinctive character of the area and are confident they meet the requirements of the National Planning Policy Framework, Dover DC’s Local Development Framework and the Kent Design Guide. We also believe this proposal represents intrinsically sustainable development as defined in the NPPF and, in accordance with policy laid down in the Local Development Framework, this proposal ‘*will be of suitable character and scale for the proposed use (residential); contribute to local character and be acceptable in other planning respects.*’

Finally, we believe these proposals are well designed, using appropriate materials and detailing for external improvements. Most importantly, we believe this Heritage Statement demonstrates ‘*the heritage value of the building and consequently its contribution to the character and appearance of the conservation area has been adequately recognised in line with the requirements of the NPPF.*’

We very much hope these proposals will be considered favourably by Dover DC, and that Planning Permission will be granted soon. But if the Case Officer has any questions, please invite him/her to liaise with us during the application process to help promote acceptable solutions, all in accordance with paragraph 39 of the NPPF.

This requires Councils to ‘*approach decisions on proposed developments in a positive and creative way..... and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.*’



Decision makers at every level should seek to approve applications for sustainable development wherever possible.'

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'V Owen', written in a cursive style.

Valerie Owen OBE

BSc BArch RIBA, Dip TP MRTPI, MRICS, ACI Arb, CEnv, FRSA

For Le Vaillant Owen

14th November 2023



APPENDIX A - EXTERNAL PHOTOGRAPHS



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APPENDIX B - INTERNAL PHOTOGRAPHS



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