

HERITAGE IMPACT ASSESSMENT

Proposal: Erection of a single storey side / rear extension and replace existing garage with the erection of a detached garage with above store. Erection of acoustic fence along a section of the northern boundary of the garden. Repositioning of the vehicle access and erection of new entrance gates. Replacement of double glazed uPVC windows with traditional timber windows.

Site Address: The Oast, Norton Road, Sutton Valence, Maidstone, Kent ME17 3RT

Introduction

This Heritage Impact Assessment has been produced in support of a householder planning application for the erection of a single storey side / rear extension and replace existing garage with the erection of a detached garage with above store. Erection of acoustic fence along a section of the northern boundary of the garden. Repositioning of the vehicle access and erection of new entrance gates. Replacement of double glazed uPVC windows with traditional timber windows, at The Oast, Norton Road, Sutton Valence.

Application Site

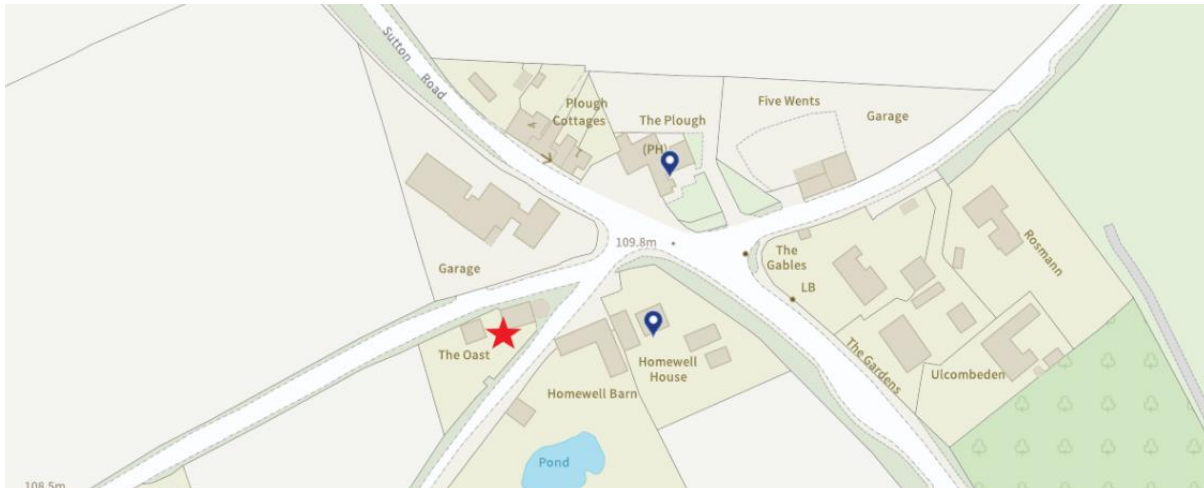
The application site comprises a detached residential oasthouse located on a triangular corner plot at the junction of Norton Road and Plough Wents Road. The north, south and west boundaries of the site contain a high level boundary hedge and trees which provide screening and privacy for the garden.

Reviewing the Council's Planning website it is apparent that The Oast is not Listed on the Historic England website, and the property is not located in a designated Conservation Area and there are no Article 4 Directions at the property. Further, the property does not fall within any restrictive landscape designations and is not located in an Area of Outstanding Natural Beauty.

Referring to the Heritage and Landscape section of the Council's website, the Listed Building section advises that Maidstone have designated a number of locally listed buildings. The Council's website explains that these are buildings and structures of local interest, classed as non-designated heritage assets. The website confirms these buildings don't have the same protection as those listed on the Historic England website (i.e. Listed Buildings) but are considered when making decisions on any planning applications. The Council's website provides a list or register of all the locally listed buildings in the borough and advises that details of these buildings can be found on the Council's website: [Locally Listed Buildings in Maidstone - Maidstone Borough Council](#). The application property is not included on the Council's register of locally listed buildings (non-designated heritage assets).

In summary, there are no specific planning or heritage designations at the application property.

There are however two grade II listed buildings located in proximity to the application site. There is a residential grade II listed building (Homewell House) located to the east of the site and The Plough Inn, which is located to the northeast is also grade II listed, as indicated on the below plan.



Historic England Map showing the location of the application site (red star) in relation to two nearby listed buildings (shown in blue).

Homewell House is a Grade II Listed Building located to the east of the site.

The Historic England Official List Entry is as follows: -

SUTTON VALENCE MAIDSTONE ROAD TQ 85 SW (west side) 2/147 Homewell House GV II

Farmhouse. Late C18. Ground floor chequered red and grey brick, first floor tile-hung. Rear wall timber framed. Plain tile roof. 2 bays, that to right shorter. 2 storeys and cellar on galletted stone plinth. Plain wooden eaves band. Projecting stack to left and gable end stack to right. 2 hipped dormers. Regular 3-window front of two 12-pane and central 8-pane sash. Two 12-pane sashes to ground floor, Shallow moulded cornices to all windows. Ground floor windows formerly with hinged wooden shutters. Central panelled door in C20 flat-roofed brick porch. Slightly later rear lean-to with stack. 2 bricks dated J.S. 1786 and 2 initialled J.B. and W.F.

The Plough Inn is also a Grade II Listed Building and is located to the northeast of the application site.

The Historic England Official List Entry is as follows: -

SUTTON VALENCE MAIDSTONE ROAD TQ 85 SW (east side) 2/146 The Plough Inn GV II

Public house. Late C18 or early C19 with later C19 wing. Timber framed, weatherboarded. Wing rendered on ground floor, with banded plain and pointed tiles above. Plain tile roof. C19 wing at right-angles to left gable end, projecting to front. Rear return wing to right of main range. 2 storeys and attics on rendered plinth. Roof abuts wing to left, hipped to right, hip returning. Half-hip to left wing. Projecting brick stack to right side of left wing. Rear stack to wing, to centre to rear of main range, to ridge of right wing and projecting to right gable end. 2 hipped dormers. Irregular fenestration of 3 sashes; one 16-pane to gable of left wing, and two 4-pane to main range. Central panelled door to main range with 2 top lights under flat corniced hood. Interior not inspected.

Planning Policy

The Council has a duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses (Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) (hereafter referred to as The Act).

The National Planning Policy Framework

The requirements of The Act are reinforced by the National Planning Policy Framework (NPPF), which at Chapter 16, sets the national agenda for conserving and enhancing the historic environment. This, in particular, requires the significance of any heritage asset to be identified and assessed that may be affected by a proposal (including by development affecting the setting of a heritage asset) and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 200 states local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 201 states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 209 states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 211 states that great weight should be given to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 212 states that local planning authorities should look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Maidstone Borough Local Plan 2017

Policy DM 4 - Development affecting designated and non-designated heritage assets states:

1. Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.
2. Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:
 - i. Any heritage assets, and their settings, which could reasonably be impacted by the proposals;
 - ii. The significance of the assets; and
 - iii. The scale of the impact of development on the identified significance.
3. Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.
4. The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.
5. In the circumstances where the loss of a heritage asset is robustly justified, developers must make the information about the asset and its significance available for incorporation into the Historic Environment Record.

Heritage Impact Assessment

The principal heritage matter to consider for this application is the impact of the proposed development on the setting of the two nearby listed buildings, as indicated on the above plan.

Homewell House is located approximately 25m from the eastern boundary of the application site. There is no direct intervisibility between the application property and Homewell House due to the orientation of these two properties and due to the location of built development and natural screening between the application site and heritage asset. In addition, Homewell House faces towards the junction of Sutton Road and Plough Wents Road with its principle / front elevation facing north towards the road and rear elevation facing south towards and adjoining field. The heritage asset does not therefore face towards the application site.

The Plough Inn is located approximately 50m to the northeast of the application site on the opposite side of the busy junction at Sutton Road and Plough Wents Road. The principal elevation of The Plough Inn faces towards the junction and the application property is therefore located within the wider setting of the heritage asset, although due to the

separation distances involved and location of the busy road junction the historic setting and relationship between the application property and heritage asset has been significantly reduced.

The majority of the proposed development (single storey extension, replacement garage and fence / gates) would be located on the western side of the application property and with the garden area to the west of the house and, would therefore have no direct visual impact on the setting of the nearby heritage assets. As a result the proposed development would preserve the setting of the heritage assets in accordance with The Act, the NPPF and Local Plan policy DM4.

The replacement of the unsympathetic uPVC windows with tradition timber fenestration would constitute a betterment which would significantly enhance the appearance of application property. The Oast roundel sits in a prominent location and can be viewed within the wider setting of The Plough Inn. This part of the proposed development would therefore constitute an enhancement to the setting of the nearby heritage asset and should therefore be afforded sufficient weight when the Council are considering the application as a whole and should be treated favourably in accordance with paragraph 212 of the NPPF.

Conclusion

In summary, the proposals would preserve and also enhance the setting of the nearby heritage assets in accordance with the requirements of the Act, the aims and objectives of Section 16 of the NPPF and Local Plan policy DM 4.