

## HERITAGE STATEMENT

**Site Address:** Camwa Ash, Bull Lane,  
Boughton under Blean,  
ME13 9AH.

**Applicants Name:** Mr Y Veliu

**Local Authority:** Swale Borough Council

### Site:

Situated on the corner of The Street and Bull Lane 'Camwa Ash' is a 3 storey semi detached residential dwelling with a garden to the rear & side.

'Camwa Ash' is a modern 'end of terrace' property located within the Boughton under Blean conservation area. This terraced group is unusual in that they each have a short two storey flat roof rear wing that appears to be an original element.

The property appears to have been built under (pre-Swale) planning permission **NK/9/61/176C/6384C** dated 12 March 1974 with the whole terrace having 'two storey flat roof rear wings' which are an original part of the buildings. The planning permission contains no condition restricting the property's permitted development rights.

### Description of Proposed Development:

The existing garage currently accessed from the driveway is inadequate for use therefore a new garage in matching brickwork, coping stones & painted timber doors is proposed. Sited within the ample garden space to the side of the property where a substantial and established hedge shields the location of the proposed garage from The Street.

### Site Area Character Appraisal

The following three Grade II listed properties are all located off *The Street* and in the immediate vicinity of 'Camwa Ash'. This information has been drawn from the online website [Historicengland.org.uk](http://Historicengland.org.uk).

#### **TR 0459-0559 BOUGHTON BOUGHTON STREET (North side)**

*6/32 No. 258 8.8.85 GV II*

*Public house, now house. 1766. Red brick and plain tiled roof. Two storeys and brick corbelled eaves, with stacks at left and right ends. Regular fenestration of 2 glazing bar sashes on first floor and 2 canted bays on ground floor with central half-glazed door in fluted pilaster surround with flat hood. Formerly the Dolphin Inn and dated 1766 on the brickwork. (See Faversham Papers No. 22).*

*Listing NGR: TR0549559536*

#### **TR 0459-0559 BOUGHTON BOUGHTON STREET (South side) 6/24 No. 211 (Spar Shop) 24.1.67** GV II

*House and shop. C15, refaced C19. Timber framed and clad with painted brick with plain tiled roof. Hall house. Two storeys on plinth with moulded brick eaves cornice to hipped roof with gablets and stack to left. Four tripartite glazing bar sashes on first floor and 1 tripartite wooden casement to left on ground floor, panelled door in segmental surround to centre left, plate glass shop window and glazed door with flat hood to right. Hipped extension to right with carriage doors and left door over. Interior: simple square section crown post; smoke blackened timbers. At some stage a public house called the Three Squirrels.*

*Listing NGR: TR0549159516*

**TR 0459-0559 BOUGHTON BOUGHTON STREET (South side)**

6/23 No. 209 (Tenterden House)(formerly 24.1.67 listed as Nos. 207 & 209)

GV II

House. C15-C17 with mid C19 fenestration. Timber framed and exposed with colour-washed plaster infill. Plain tiled roof. Four framed bays of 2 different periods of building. Two storeys end attic with continuous jetty, with decorative ogee bracing on the 3 left hand bays and close studding on the right end bay. Hipped roof with 2 hipped dormers and stacks to centre left and projecting at end left. Four sash windows and 1 blocked mullioned window to left on first floor, and 3 canted bay windows on ground floor. Ribbed and studded door to centre left in four centred arched surround with enriched spandrels. Late C20 painted decorative work on the first floor plaster.

Listing NGR: TR0550659494

**Conclusion:**

Whilst the property 'Camwa Ash' is located adjacent and opposite to Grade II Listed dwellings it neither competes with or emulates these historic properties.

With this in mind the terraced development including 'Camwa Ash' built in 1974 does have vernacular details that give it's location merit; tile hanging, kent peg style tiles & multi stock brickwork.

The proposal incorporates matching materials and a design conducive with that of the existing dwelling (please note proposed details such as coping stones and flat roof are inline with the 'two storey flat roof rear wing' to the rear of the property).

The side extension / garage would not occupy more than 50% of the total area of the curtilage to the property and would not exceed the relevant height restrictions. As such, the relevant clauses and conditions should be satisfied.

The proposal has been designed with regard to the Council's Local Plan and in light of the above it is considered that the proposal is acceptable and should therefore receive the Local Authority's approval.

**Street Scene Photos:**







**Existing Site Photos:**

