

**Replacement of existing stable building to create three bedroom holiday let,
together with associated car parking and amenity space
At Great Fowlehall Oast House, Darman Lane, Paddock Wood,
Tonbridge, Kent, TN12 6PW**

Heritage Statement

1. This Heritage Statement accompanies a full planning application submitted to Maidstone Borough Council on behalf of Mr J Ould. The application site comprises an existing stable building situated adjacent to the Applicant's property, known as Great Fowlehall Oast House. The proposal is to replace the building with a like-for-like equivalent to create a holiday let.

2. Paragraph 201 of the NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

3. Paragraph 203 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

4. Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5. Local Plan Policy DM4 states that 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. 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.

6. Great Fowlehall Farmhouse is a grade II listed building situated some 60m to the west of the application building. The heritage asset is described by Historic England as;

Farmhouse. C18 (possibly with earlier core), with C19 fenestration and lean-to. Timber-framed, weatherboarded, with plain tile roof. 4 timber- framed bays. 2 storeys and attics, on rendered plinth. Half-hipped roof, with slight change in pitch suggesting gambrel roof. Red brick ridge stack with coggled cornice to left end of left-central bay. Gabled two-light dormer towards right end. Irregular fenestration of 3 three-light casements, one to left and two to right of stack. Similar ground-floor windows with shallow bracketed hoods. Half-glazed door under stack. Rear lean-to. Interior: only partly inspected. Exposed principal posts and cross-beams. Axial beam to left end ground-floor room. Brick fireplace with wooden bressumer. Curved raked tie-beams of relatively heavy scantling to rear lean-to. Broad door with ventilation slits between right end room and lean- to. Formerly known as Clinches Farm.

7. Historic England's guidance 'The Setting of Heritage Assets' has been followed in assessing the impact of the proposed development upon the setting of Great Fowlehall Farmhouse. Assessing impact is a five-step process which involves:

Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

Step 5: Make and document the decision and monitor outcomes

8. **Step 1 (Identification):** The farmhouse is situated 50m to the south west of the stable building.
9. **Step 2 (Assessment of Setting Contribution):** The farmstead setting of the farmhouse has been somewhat lost following the subdivision of the former farm buildings, which has now been sold off to create three separate dwellings and respective domestic curtilages. One of the other former barns at Great Fowlehall Byre is also currently being converted into a dwelling. The application building is situated on land outside the curtilage and therefore, makes no positive contribution to its setting.
10. **Step 3 (Assessment of Proposed Development):** The two buildings are some 50m apart, with the proposal being to replace the existing building with a like-for-like equivalent.
11. There is an extant planning permission at the site (no. 23/503128/FULL) which raised no concerns in heritage terms.
12. **Step 4 (Explore ways to maximise enhancement and avoid or minimise harm):** Due to the very minimal change created by the proposed development, it is considered that only minimal mitigation is required. However, there is scope to provide a new landscape planting.
13. In conclusion therefore, due to the separation distance and the small-scale nature of the proposal which would replace an existing building, there would be no harmful impact upon the setting of any heritage assets.