

BUCKLEY HERITAGE PLANNING

Heritage & Planning Statement

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Restoration of listed barn at
Hartley Court Church Road
Hartley Longfield Kent DA3 8DY

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1. Introduction

- 1.1 This Heritage and Planning Statement has been prepared to support applications for Planning Permission and Listed Building Consent to Sevenoaks District Council Planning Department for restoration of a Grade II listed barn at Hartley Court, Hartley, Kent.
- 1.2 The report will follow a methodology of identifying the significance of the affected heritage assets, and the impacts of the proposed works with regard to all relevant national and local planning policy.

2. Background

- 2.1 Applications 23/00381/HOUSE & 23/00382/LBCALT were recently refused with grounds relating to both Green Belt Policy and level of heritage justification submitted.
- 2.2 The barn is formed of two parts. It is understood that a fire sometime in the 1980s destroyed most of the southern 19th century part and the older northern part dating from the 18th century was badly damaged, but retained its roof structure which later collapsed. This unfortunate event was prior to the current ownership, and it has been a long-held intention of theirs to restore the barn and reinstate the historic landscape. Some partial rebuilding work involving salvaged bricks in a matching bond with lime mortar was undertaken; new imperial measure bricks were all reclaimed. The owner was advised that such works would require consents from the Local Planning Authority. Works stopped immediately and it is now the intention to regularise the planning status.

3. Methodology

3.1 Approach

A staged approach has been undertaken: (i) to identify affected heritage assets and understand their history, character and setting (the Heritage Baseline); (ii) to understand the value and significance of affected heritage assets and their settings (the Assessment of Significance); and (iii) to assess the impact of the proposal on the value and significance of affected heritage assets and their settings.

3.2 Heritage Significance

Assessing 'significance' is a key principle used when managing change to historic assets and deciding on priorities. It is also used in the planning process. In this document, significance is assessed using the value framework established in Historic England's (2008) Conservation Principles, being:

Evidential Value, Potential for a feature, space or building to yield evidence about past human use and activity.

Historical Value, Connectivity between a feature, space or building and past people, events and aspects of life, from past to present.

Aesthetic Value, Ability for a feature, space or building to provide sensory and intellectual stimulation.

Communal Value, Ability for a feature, space or building to provide meaning, a place that people relate to, or for whom it figures in their collective experience or memory.

- 3.3 Whilst the listed barn has some of all of the above values, it has strong evidential value as a physical reminder of Hartley Court's agricultural history and more widely has historical value as part of the oldest estate within the area.

4. Nature of the Heritage Asset : History. Character and Setting

- 4.1 Hartley Court is located just over 1km southeast of Hartley village within a rural area. Just north of the house is the Grade I listed All Saints Church with both buildings separated by trees. Hartley Court has a large front garden area which contains the Grade II listed barn which is subject of this application.

- 4.2 Probably since Anglo-Saxon times there would have been a building here - the ancient manor house of Hartley. Sometime before the Norman conquest the lord of the manor gave the land for All Saints' Church and endowed the glebe land for the minister.¹

- 4.3 List Entry for **Hartley Court . Grade II**

This C18 facade conceals the remains of an earlier mansion of Circa 1650. This was originally the manor house before the manor was built in about 1860. Two storeys red brick. Steeply pitched tiled roof with modillion eaves cornice. Three sashes with glazing bars intact. Later gabled porch. The rear elevation has 2 gables and a doorcase with flat wooden weather hood. The interior contains a fireplace with

¹ <http://www.hartley-kent.org.uk/hartley-court.html>

swags and fielded panelled doors.

4.4 List Entry for **Barn to south-west of Hartley Court. Grade II**

Barn to south-west of Hartley Court fronting road. Fairly long building in 2 parts. The north half is C18 and of red brick with a tiled roof. The south half is early C19. Its lower portion is of red brick, its upper portion weatherboarded with a slate roof. Waggon entrances in the centre of the east and west fronts.

Amended Listing below (no date of the amendment given on Historic England website and it is noted that the north and south barns have been confused)

Barn, partially demolished following fire at time of resurvey. C18, with part rebuilt in early C19 and re-roofed in early C19. Red brick, part C18 random bond with blocked ventilation slits on deep plinth with moulded brick top and part early C19 Flemish bond. Tiled roof and weatherboarded gable end. At time of survey only the southern half remained intact with 3 bays, kingposts with ridge pieces and diagonal braces. The northern part, of C18 brickwork, survived to a height of about 5 feet with brick buttresses. Group value with Hartley Court and Parish Church.

4.5 List entry for **Church of All Saints, Grade I**

HARTLEY CHURCH ROAD . Church of All Saints. C12 nave and C14 chancel. The north vestry and south porch were added and the bell-turret at the west end rebuilt in the C19. Built of flint with stone dressings. Tiled roof. Weatherboarded turret with broached shingled spire. Hingework of south door is probably C12 as are the 2 Norman windows in the nave. C13 chancel arch. Nave has crown post roof. Purbeck marble font of C13 and C15. Chancel has marble monument to James Burrow (died 1729). Piscina. Jacobean pulpit. The churchyard contains some good C18 headstones with cherubs and some C19 oval bodystones.

Site Photographs



Fig 1. Undated photo of northern part of barn, likely to be 1980s after fire. Note that 3 no. king post trusses appear in the northern part of the barn and the northern gable supported on vertical posts (also seen in Fig 3). At the time of the photo, and the revised list entry, the southern end had collapsed so originally there were 4 bays. Therefore, the evidence shows the roof originally had 3 internal king post trusses with 2 gable ends supported on vertical posts.



Fig 2. Similar date to photo 1 taken from the south. Note tile roof and largely collapsed southern part of barn.



Fig 3. North elevation of barn in 1980s. Note the circa 17 no. vertical posts upon which dark coloured timber weatherboards were fixed. The weatherboards seem to have a slight waney edge.



Fig 4. Evidence of kent clay tiles and random brickwork pattern based on a flemish bond

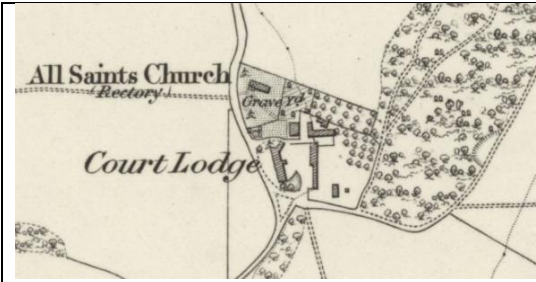


Fig 5. 1869 OS map showing the barn to the south west of main house which was known as Court Lodge

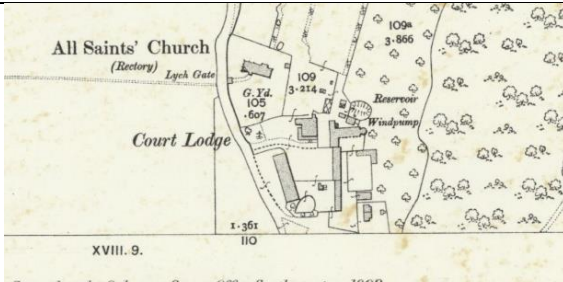


Fig 6. 1907 OS Map.

General at the Ordnance Survey Office, Southampton, 1908.



Fig 7. Barn as exists currently , eastern elevation. Note original opening and recreated vertical “arrow loop” type openings presumably originally for ventilation



Fig 8. Brick detailing on southern gable end of north part of barn. Note both 18th Century brickwork and new brickwork using reclaimed bricks and lime based mortar.

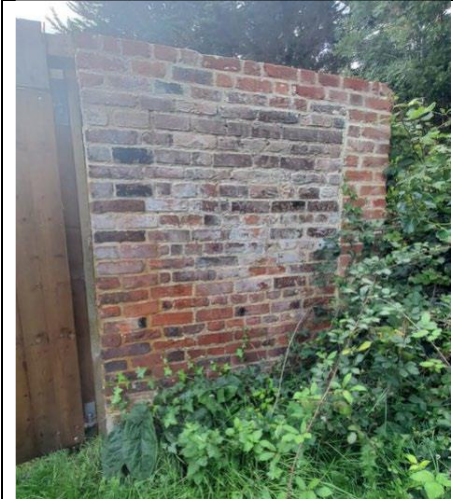


Fig 9. This is an important section as it survived intact with the top 3 courses being rebed to secure it. This panel has been used as evidence of the eaves height along with other photographs.



Fig 10. From the brick corbel course down is original brickwork and gives valuable clues to reconstruction elsewhere.



Fig 11. This opening is known to have existed as it was infilled with a modern yellow brick.



Fig 12. Surviving roof timbers pieced together to form an original truss. This will be reused and replicas created in timber for the remaining trusses.

5. Planning Policy

- 5.1 The main relevant planning policies relate to the impact on the listed building ,the settings of surrounding listed buildings and Metropolitan Green Belt . The national policy on these issues is within the National Planning Policy Framework (NPPF). The local policy is the Sevenoaks Local Plan.
- 5.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting listed buildings or their setting:
- “s.66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 5.3 Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) provides a 5 step approach to assessing the impact on setting.
- 5.4 Chapter 16 of the National Planning Policy Framework (July 2021) (‘NPPF’) considers the historic environment. Paragraph 194 of the NPPF states that the significance of a heritage asset affected by development proposals should be understood, and that this understanding should be proportionate and no more than is necessary to understand the impact of a development proposal on that significance.
- 5.5 Setting is defined within the NPPF Glossary: *The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset’s curtilage 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.*
- 5.6 Significance is defined in the NPPF Glossary: *the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.*
- 5.7 NPPF Paragraph 199. *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.*

- 5.8 NPPF Paragraph 138. *Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 5.9 NPPF Paragraph 149. *A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*
- a) buildings for agriculture and forestry;*
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
 - e) limited infilling in villages;*
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*
- 5.10 Sevenoaks ADMP Policy GB3 - *Residential Outbuildings in the Green Belt Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling. Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.*
- 5.11 Sevenoaks ADMP Policy EN4 - *Heritage Assets Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the*

character, appearance and setting of the asset. Applications will be assessed with reference to the following: a) the historic and/or architectural significance of the asset; b) the prominence of its location and setting; and c) the historic and/or architectural significance of any elements to be lost or replaced. Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Policy Response

- 5.12 With regards to Greenbelt, it is not believed that the proposal would be at odds with the 5 purposes as described in section 5.8. Nonetheless it is the view of the Council that the proposed development is contrary to Green Belt policy. If this were the case Very Special Circumstances would be required.
- 5.13 The detailed restoration using surviving fabric and evidence would be hugely beneficial to the listed barn which at present is on a half built state. Not only would this proposal save the building from future decay, it would enhance the setting of the main house at Hartley Court which is negatively impacted by the condition of the barn. Given the importance that heritage protection is given within the planning system, the positive outcome that would come from this proposal is a Very Special Circumstance.
- 5.14 The restoration of the older and more significant northern barn only, would also significantly reduce any perceived visual impact concerns that existed in applications 23/00381/HOUSE & 23/00382/LBCALT. Under this proposal the remnants of the southern part of the barn would be retained and consolidated to prevent further decay. The spaces inside the southern barn would be tidied up and used a patio type garden space.
- 5.15 With reference to the NPPF terminology of harm and public benefit, the proposal would not cause harm to any heritage assets and on the contrary would be an enhancement. Likewise, restoration of a historic building and landscape has wider public benefits.
- 5.16 The three heritage assets listed in Section 4 all come within each other's settings. The main house and Hartley Court and the barn clearly have an interdependency with the main house prioritising within the hierarchy, but the outbuildings giving clues to the historic uses of the estate which went beyond purely residential. There is little to no intervisibility between Hartley Court and All Saints due to distance and

tree cover but both sites collectively contribute strongly to the character of this rural parish and the restoration of the barn would complement and better reveal this.

6. Options Appraisal and Restoration Strategy

- 6.1 As previously mentioned, the existing condition of the barn has a negative impact on the setting of Hartley Court and is in stark contrast to the rest of the site which is maintained to the highest standard. On this basis alone there is a strong logic to seeking a longer-term solution to manage this designated heritage asset and secure the surviving fabric within a restored structure.
- 6.2 The “do nothing option” would leave a half constructed barn and there would likely be loss of the surviving timbers and the opportunity which exists to save the structure. It would also leave an unsatisfactory appearance within a prominent part of the setting of Hartley Court.
- 6.3 The demolition of the existing fabric would amount to Substantial Harm and as such is a highly undesirable proposal for which no justification exists. More importantly this is not the desire of the owner, the Council and the author of this report so this option can be quickly discounted.
- 6.4 The preferred option therefore is restoration using surviving fabric and evidence.
- 6.5 The northern part of the barn is older, dating from the 18th century whilst the southern part was built in the 19th century. Whilst shown on OS maps as a single range there is clear evidence that there are 2 distinct elements. There is greater evidence and survival of fabric for the northern part which may suggest that it was in some ways a sturdier structure. The southern part was also much taller and understood to have more weatherboarded external walls.
- 6.6 Given the photographic and existing fabric evidence, there is a strong case for restoration of the northern part of the barn which would involve reconstruction of the collapsed elements and reuse of surviving timbers. One of the original trusses has fortunately survived and can be used to create replicas. Its proposed location within the roof can be seen in the proposal drawings. Other timber sections can be salvaged using methods such as doubling up or splicing in. Replicas are to be constructed of hardwood and any salvageable timbers will be reused. Whilst piecing together the surviving timbers it was found that many purlin sections approximately 3.5m-4 m long survive and fit neatly into niches on the rafters.
- 6.7 From a heritage perspective it is suggested that the southern part not be rebuilt but that the surviving elements are consolidated. There are several reasons in favour of

this approach including the lack of evidence of its original appearance and surviving fabric, but also that its scale and location would have a significant impact on views of the main house from the south along Church Road. Such an approach would strike a balance between heritage objectives and other planning considerations such as Green Belt and visual impact.

7. Conclusion and Recommendation

- 7.1** The proposal is in accordance with best conservation practice and complies with the aims of both national and local planning policy. As such the Council are encouraged to approve the submitted applications.