

Heritage Statement

ALTERATION OF BOUNDARY WALLS AND ACCESS

Kent House

East Harting, GU31 5LS

Prepared by: Palmer Heritage Ltd

Client: Edward and Victoria Bonham Carter

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Contents

1.	Introduction	1
2.	HERITAGE POLICY CONTEXT.....	2
	National Policy	2
	Planning (Listed Buildings and Conservation Areas) Act 1990.....	2
	Revised National Planning Policy Framework 2023.....	2
	National Planning Policy Guidance 2019	3
	Definition of ‘curtilage listing’.....	3
	South Downs National Park Authority Policy.....	3
	South Downs Local Plan 2014-2033.....	4
3.	HISTORIC DEVELOPMENT.....	5
4.	DESCRIPTION AND SIGNIFICANCE OF THE SITE	9
	Listed Building Description	9
	Description of the eastern boundary wall and access points at Kent House	10
	External Description of Kent House and its Setting.....	10
	Heritage Value of the Assets.....	13
5.	IMPACT ASSESSMENT AND JUSTIFICATION	15
	Extent of the works.....	15
	Design Justification and Impact Assessment	15
	Conclusions	16
	APPENDIX 1: HISTORIC MAPPING	17

1. Introduction

- 1.1 This Heritage Statement has been prepared to support an application in relation to the alteration of walled boundaries and access at Kent House, GU31 5LS. Kent House is a Grade II listed building located in the Chichester District Council area and is within the South Downs National Park.
- 1.2 This document will set out the policy context, describe the history and significance of the site, assess the impacts of the proposed works on the listed building, and provide a justification for the proposed works.
- 1.3 The document is intended to be read alongside the drawings prepared by Pelican Architecture and Design Ltd.

2. HERITAGE POLICY CONTEXT

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).
- 2.2 Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

Revised National Planning Policy Framework 2023

- 2.3 The revised National Planning Policy Framework (NPPF) was published in December 2023. Section 16 of the NPPF deals with the consideration of heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined as the value of an asset because of its heritage interest. The setting of an asset can contribute to this interest. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation; of these, World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Parks and Gardens, Protected Wreck Sites and Registered Battle Fields are noted in paragraph 206 as being of the 'highest significance'.
- 2.4 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 205 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.

- 2.5 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 207 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 208 requires that this harm should be weighed against the public benefits of the proposal. In respect of non-designated assets, paragraph 209 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.
- 2.6 In accordance with the NPPF, this Heritage Impact Assessment sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 200 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.
- 2.7 Guidance on the application of heritage policy within the NPPF is provided within the Historic England ‘Good Practice Guides’ and the on-line National Planning Policy Guidance (NPPG) for the Historic Environment.

National Planning Policy Guidance 2019

- 2.8 The NPPG provides guidance as to the application of policy as regards heritage assets and defines the qualities of a listed building and conservation area, including reference to curtilage structures or features.

Definition of ‘curtilage listing’

- 2.9 The Planning (Listed Buildings and Conservation Areas) Act 1990 states that “any object or structure within the curtilage of the [listed] building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948 shall be treated as part of the [listed] building”. Within the Town and Country Planning Act 1990, a structure is defined as within the curtilage if “incidental to the enjoyment of the dwelling-house”; this has been further legally interpreted as ancillary to the main building.

South Downs National Park Authority Policy

- 2.10 Though Kent House is located in the local authority area of Chichester, the Chichester Local Plan does not cover the area of the South Downs National Park, which instead falls under the remit of the South

Downs National Park Authority. Therefore, the local policy relevant to this application is that of the National Park.

South Downs Local Plan 2014-2033

- 2.11 The South Downs Local Plan was adopted in July 2019.
- 2.12 Chapter 4 of the Local Plan sets out the key objectives, and policy SD1, at point 2, sets out the aspiration to ‘conserve and enhance the cultural heritage of the area’. Point 4 states that planning permission will be refused if the proposed development fails to adhere to this objective, unless the development can clearly benefit over-riding benefits, or substantially complies with other relevant policies.
- 2.13 Chapter 5, ‘A living, thriving landscape’, contains policies specifically relating to heritage. Those relevant to this application are SD12 (Historic Environment) and SD13 (Listed Buildings). SD12 seeks to ensure developments conserve and enhance the historic environment, and notes that Heritage Statements are required to set out the significance (value) of assets and the potential for harm to these assets. The policy is broadly in line with that set out in the NPPF.
- 2.14 Policy SD13 uses the wording ‘preserve and enhance’ in relation to listed buildings, and states the need for it to be demonstrated during development that loss of materials and features have been avoided, including internal elements such as floor plans and the integrity of rooms.

3. HISTORIC DEVELOPMENT

- 3.1 Early historic mapping can be found at Appendix 1. Kent House is located in East Harting, to the west of the village on Kent House Lane.
- 3.2 Harting is mentioned as the Manor of 'Hartinge' in the Domesday Book in 1086. A deerpark, part of the Manor of Harting, was owned from before 1274 by Henry Hussee and described as a 'park at Harting on the hills'. This was mentioned in documents by 1370 as 'Uppepark', and included much of the land including and around East Harting. The Manor was passed between the crown and various noble families until its purchase in 1746 by Sir Matthew Fetherstonhaugh¹. However, the Sussex Estate Maps of 1750 show that Kent Farm (as Kent House was previously known) was at that time in the possession of Mr Richard Luff². Adjacent lands are shown to be owned by 'Miss Fetherstonhaugh'.
- 3.3 The maps of 1750 (Appendix 1, Map 1) are charmingly drawn, and Kent Farm is depicted as a house with a central chimney and four windows across. To the north of the house is a barn, and a carhouse is drawn to shown open timber framed sides. 'The Garden' is to the south of the house. The land is described as encompassing around 25 acres, including 'Kent Meadow' or 'The First Meadow' to the south, and two acres to the east of the house 'part arable and part meadow'. To the west, across what was then called 'The Lane' a plot is indicated where there are currently barns (now converted); however, no building or ownership details are shown.
- 3.4 The drawings on this map indicate that buildings at Kent Farm had existed on the site prior to 1750, and also that some change in their appearance took place in the 18th century. Certainly the drawing on the maps does not align with the appearance of Kent House as it stands today; it is possible that the earlier house was built as part of the estate building of Uppark in the late 17th century, and remodelled in the 18th century by new owners. Whilst this is supposition it would make some sense that re-fronting and re-roofing happened as the farm became separate to the Uppark estate. As it is, the house dates from the 18th century in appearance.

¹ A history of the Medieval ownership and development of the Manor of Harting and estate of Uppark is given in 'Harting', in A History of the County of Sussex: Volume 4, the Rape of Chichester, ed. L F Salzman (London, 1953), pp. 10-21. British History Online <http://www.british-history.ac.uk/vch/sussex/vol4/pp10-21>

² Sussex Estate Maps: 'A Plan of Estates belonging to Mr Richard Luff in 5 sheets', 1750 (photographed in 1956 by permission of Sir H Meade Fetherstonhaugh). Accessed at West Sussex Record Office, Chichester.

- 3.5 Estate plans of 1785 (Appendix 1, Map 2), again taken from a manuscript related to the Uppark Estate, show the buildings to the east side of the lane, and the fields known as the Allan Field and the Well Field to the east of the lane, with 'Mrs Patrick's Lands' to the north. The tithe map of 1821 (Appendix 1, Map 3) shows the farm in place with buildings in broadly the same position as they are now; it is notable that a boundary is shown running east from the south-east corner of the house, indicating that access to the property at this date was elsewhere; however, no access is shown to the north next to the barn.
- 3.6 The tithe maps of 1840 (Appendix 1 Map 4) show that the ownership of Kent Farm had changed again; the farm was owned by William Poore and occupied by Joseph Postlethwaite. The principal packages were 345 and 346, occupied by the farm buildings and to either side of the lane; in addition, the farm encompassed 352, the field to the south, and 352a, the plantation running west of the farm. Kent Allan field to the north, and other adjacent land, was owned by Sir Henry Fetherstonhaugh of Uppark, and were part of the Uppark estate. The Well Field, 358, was owned by William Poore, owner of Kent House; it was in use by James Lever, though noted to be part of Kent Farm. The buildings marked are broadly in place where they are today, though the rear (north) portion of Kent House appears to have a slightly different shape with a central rear wing rather than to the west side of the rear. What may previously have been the carhouse shown on the 1750 plans, to the east of the house, and the barn to the north, are in place, and are both coloured black indicating that they are uninhabited buildings as opposed to Kent House which is coloured red to show habitation. At some point before the 1861 census the ownership of the farm passed to Joseph Postlethwaite, and by 1867³ he is residing at North End and John Lever (son of James Lever mentioned in 1840?) is resident at Kent House.
- 3.7 By 1875 (Appendix 1, Map 5) Kent Farm was shown on Ordnance Survey (OS) mapping as Kent House, and the labelling to the east of the lane suggests that the barns to this side were still part of the farm landholdings in the 19th century. The building plots correspond to that seen on the site today; the rear portion of Kent House is shown to the west side of the rear, and enclosed gardens are shown to the west of the house, with a small ancillary building or shed to the northern end of the garden. Access is shown via a narrow track to the south of the barn to the north of the house. The plantation and fields to the south were used by John Lever throughout the late 19th century and he occupied Kent House during that time according to census records; OS mapping of 1898 (Appendix 1, Map 6) shows no change to the land or buildings from 1875, except that the field to the south, previously having had a fence line running east to west across separating Kent Meadow from the Well Field, is now shown

³ Kelly's Post Office Directory (Essex, Herts, Middlesex, Kent, Surrey and Sussex), 1867

open all the way to the road on its southern boundary. In addition, a track access through the eastern boundary is now shown to the south-east of the house (where it exists today) and no access points are shown to the barns and yard in the north-east.

3.8 By the time of the 1901 census, Kent House had been sold to Kenhelm Chandler, a retired railway station manager who lived there with his wife and family. His son helped on the farm, and they had a servant. The 1911 census noted that the property comprised nine rooms, which broadly correlates with the number of rooms the house has today when the attic is included. OS mapping of 1912 (Appendix 1, Map 7) shows Kent House much the same as in 1898. However, changes to the gardens and outbuildings took place between 1912, and the next available clear mapping of 1962. In 1912, the walled garden to the north-west of the house was not yet in its current form, with a garden boundary being present in a different place and running east-west, to the south of the line of the plantation. In the area of the current garage a smaller building is shown slightly to the south in the earlier mapping. To the east, the boundary shows narrow access points to the east of the barn, and to the yard to its south. By 1946, as shown in a historic aerial photograph from that year (Appendix 1, Map 8), both the southern boundary of the walled garden and garage building had been constructed, though the garage was replaced in the 1990s. The potting shed within the walled garden appears to date from the mid-20th century, though a building in this area has been on mapping since the 19th century as noted above. An aerial photograph of 1973 (Appendix 1 Map 9) shows a number of trees on the site, including around the northern and southern boundaries of the walled garden, and to the east of the house around the shed and parking area, as well as those which had historically formed the plantation to the west of the house.

3.9 The OS map of 1971 (Appendix 1 Map 10) shows all these changes, with the site appearing much as it does today. In addition, this map shows the first instance of Kent Cottage and Cole Cottage, the former barn located to the north of the house, having separate name labels, and the presence of a clear track access from the south-east of the site, looping to the east of the house and out through a wide gate access to the south of the newly formed cottages, an arrangement which is in place today. Therefore, it is probable that at some point during the mid- 20th century under the ownership of the Moens family, the formation of the walled garden as it currently stands and the conversion of the barn to cottages took place. It is notable that there are no census records prior to the late-20th century that indicate any habitation of the cottages. The Moens family owned Kent House and its associated land from 1937 onwards, until its sale in 2022.

3.10 Today, Kent House and its land comprise the house itself, Kent and Cole cottages, the garage, garden, plantation and the field to the south of the house and west of Kent House Lane. The barns to the east of Kent House Lane, previously part of the Kent Farm landholding, appear to have been converted in the later 20th century, and are shown to be separately labelled houses by the 1990s. Otherwise, there has been very little change to the land since the 19th century except the removal of a garden building in the 1990s. The house itself has been subject to alteration and restoration in the late 20th century, including removal of internal walls and changes to the floor plan, following an approved consent application in 1996 and another in 2023.

4. DESCRIPTION AND SIGNIFICANCE OF THE SITE

Listed Building Description

4.1 The proposed development is related only to the boundary wall and access openings from Kent House Lane to the east of the listed building, Kent House. Kent House is a residential building, located to the west of Kent House Lane and set in a yard with a garage and drive to the east, and a pair of cottages (Kent Cottage and Cole Cottage) to the north. A garden is located to the west and south, and the land extends to encompass a field which runs along Kent House Lane down to Elstead Road.

4.2 The listed building description, as added to the National Heritage List in June 1959 (ID 1025987), is as follows:

SU 7819-7919 HARTING KENT HOUSE LANE East Harting 28/38 Kent House 18.6.59 II House. C18. Red brick. Stringcourse, dentil course and parapet. Centre window- bay projects with parapet over. Slate roof. Glazing bars intact. Porch with Doric columns and pediment, the sides later enclosed. Doorway in it with semi- circular fanlight. Two storeys and attic. Three windows. Two dormers.

4.3 As the listed building description states, the house dates from the 18th century. Due to the early date of the listed building description, only the basic external features of the principal façade are described. Guidance has been followed to determine the status of the other buildings on the land within which Kent House sits⁴. The walled garden and shed, Cole Cottage and Kent Cottage are deemed to be within the curtilage of the listed building having been part of the land (and in the case of the walled garden attached to the listed building) prior to June 1948 and ancillary to the house at time of listing. The double garage is of modern construction, timber on a base of brick, and is therefore not deemed to be curtilage listed as it was not an ancillary structure prior to 1949 or at the time the building was listed. The eastern boundary wall is not considered as a curtilage listed structure as it appears to have been replaced or at the very least significantly altered during the mid-20th century; however, the boundary does form part of the setting of the listed building. Further to this, the setting of the listed building comprises these structures, the yard and garden, and the adjacent fields which give a rural character; though now in separate ownership and having been converted, the barns to the east of

⁴ Listed Buildings and Curtilage: Advice Note 10, Historic England, February 2018

Kent House Lane also contribute to the setting of Kent House, illustrating the former extent of the farm and its purpose within the surrounding land.

Description of the eastern boundary wall and access points at Kent House

- 4.4 The eastern boundary wall runs from a timber-gated driveway access point in the south and extends north to a second timber-gated driveway access in the north, located immediately south of Kent Cottage. Each gate is fixed to timber posts, which in turn are fixed against curved sections of wall made up of flint-work with red brick above, and rounded red brick coping. The wall in between the gate points has visible columns made of stepped red brick, inset with stone rubble; like the flint sections the wall has a rounded red brick coping. To the north of the northern gate access, the curved flint section of wall continues straight to form the boundary of Kent Cottage and is broken by two pedestrian access points to the eastern garden of the cottage; the wall returns still in flint to separate the northern most section of the eastern elevation of Kent Cottage from the southern section. The wall is of mid-height along its length and backed by hedges and shrubbery within the Kent House boundary.
- 4.5 As described above, the boundary in its present form is first evident on mapping of 1971; the form of the wall indicates that it was all built at approximately the same date, as it has consistent features along its length such as the rounded brick coping. The curved flint work gate entrances are the same at each access, and as the northern access point is not shown on the aerial photograph of 1946 it is therefore plausible that both were built at some point between that date and 1971, perhaps when the conversion of Cole and Kent Cottages took place. For this reason, the wall is not considered to be curtilage; it is acknowledged that a boundary has been in evidence on the line of the present wall for much longer. Therefore, the presence of this boundary is part of the legibility of the Kent House group, and makes a contribution to the setting of the listed building. The materials in which the wall is built, though dating from the 20th century, are traditional and appropriate to the historic character of the asset.

External Description of Kent House and its Setting

- 4.6 This description is intended to allow a consideration of how Kent House appears within and relates to its setting, and to the curtilage structure of the walled garden.
- 4.7 Externally, the building consists of a main rectangular building, with a later rectangular rear extension forming an L-shape to the north-west. The two storeys are of red brick: in Flemish bond to the principal

southern elevation, but the side elevations of the main section are in English bond and the rear extension and rear wall of the main building is constructed in Flemish Garden Wall or Sussex bond. The brick colour is also slightly different to each elevation. The different bond patterns and brick colours indicate the stages in which the building may have been constructed, taken alongside the historical evidence within Section 3 of this report; The main section of the building may date to the very late or 17th or early 18th centuries, correlating with the development of the Uppark estate, with a principal façade 'front' and roof shape added later in the 18th century using the more decorative Flemish bond. The rear extension, ancillary to the main house, and the rear wall of the main section are possibly of 19th century date and use Sussex bond.

4.8 The hipped roof of the main section and the roof of the rear section is covered with relatively small blue slates; the slates appear to be in very good condition and may potentially have been replaced during the late 20th century as they have a particularly clean appearance, as do the ridge tiles of the main roof. There is one conservation rooflight to the eastern hip of the roof, and two to the rear slope. A tall, wide, and slightly projecting brick chimney stack sits to each side of the main building behind the return of the decorative principal faced; each has a rendered section to the first-floor level which may indicate a past repair or scheme to strengthen the stacks. Two further, slimmer stacks sit to the western elevation, alongside the rear section of the building. All have clay pots.

4.9 The principal elevation faces south, over a lawned garden and ha-ha and beyond to a pasture field. The façade has three bays, the central bay projecting slightly and being topped with a triangular Corinthian pediment. At ground floor, two sash windows (eight over eight) flank the central entrance; the windows have white painted timber frames above stone cills, and stone flat-arched headers. The stucco entrance porch is carried by Doric columns at the top of shallow stone steps, though as described in the listed building description, the sides of the porch have been infilled later. The porch is capped by an open pediment, below which the timber entrance door has a round-arched fanlight with white-painted glazing bars. There is a simple string course below the first floor level, above which are three 8 over 8 sash windows in the same style as those at ground floor level, and corresponding in position to the two windows and door below. To the flanking bays, a dentilled cornice sits above these windows, and below a stone capped brick parapet. To the central bay, the previously mentioned pediment has dentilled decoration and sits in front of the brick parapet. This elevation holds the primary architectural interest of the building, and as such was the principal focus of the listed building description.

- 4.10 The western elevation faces onto the garden and towards the rear is joined by the walled garden boundary. To the right, the short return of the principal façade carries round the string course and cornice, and to the left of this is the previously mentioned wide chimney stack. There are four uneven bays across the elevation; bay one to the left of the chimney has a timber framed, glazed door ground floor, accessed by modern steps with a handrail. Above this at first floor level is a six over six timber sash window with a brick arched header. To the roof is a dormer with three panels of casement window. To the left again, bay two has a timber sash window to match that in bay one, at both levels. Beyond the first previously mentioned slim chimney stack which marks the transition to the rear portion of the house, bay three has no opening at ground floor level, and a six over six sash window at first floor level; this window is taller than those to the right on the main part of the house. To the left again is another chimney stack, this time flush to the wall. Bay four beyond is slightly recessed, again is blank at ground floor and has a tall sash at first floor level.
- 4.11 The eastern elevation faces the yard, now used for parking, the drive, and ancillary buildings. As with the western elevation, the return of the principal façade wraps round and carries the string course and cornice up to the wide chimney stack. There follow, to the right, two bays on the main part of the building; the first has six over six sash windows with brick headers at ground and first floor level. The second bay is beneath a steep roof pitch which runs to the rear elevation of the main section of the house, and has a six over six sash at a lower level than that in the previous bay. There is also a small square casement window at ground floor level.
- 4.12 The rear elevation of the main section of the building runs to connect with the rear extension. There is a timber two over two sash window at ground floor level on the left hand side, and a timber door to the right hand side. At first floor level is a small, central timber framed two over two sash window. The east facing elevation of the rear extension then returns, with two large twinned two over two sash window within timber frames at ground floor level, and two smaller two over two timber framed sash windows with slim glazing bars at first floor level. An open, rustic portico with a slate roof and timber pillars on brick bases runs the length of this elevation and provides a porch to the rear entrance door; this structure was in place by 1973 and is shown on an aerial photograph of that date (Appendix 1, Map 9), though it appears relatively modern and may have been renewed more recently. Finally, the northern elevation of the rear extension is largely blank, with one large twinned two over two sash window under a round brick arch to the left hand side of the ground floor. At its western edge the elevation connects to the wall of the walled garden. The style of the ground floor windows to the north and east elevations of the rear extension, and the width of the glazing bars, suggest that they have been inserted at a later date, probably during the early-to-mid 20th century.

4.13 The immediate setting of the building is its garden and yard area, adjacent to the house, and these areas tend to correlate with the formal and informal/utilitarian parts of the house. The lawned garden area to the south and south-west of the house, which has a ha-ha to its southern boundary and faces out over a field which has historically been in the ownership of Kent House (or Kent Farm as was), provides a gentle, formal context for the principal façade and main part of the building housing the principal rooms. A secondary access point from the Dining Room also leads out onto a lawned area and faces a historic plantation which provides a more informal, 'hidden' pleasure garden. To the east and west of the rear portion of the house are more utilitarian spaces; the walled garden to the west is likely to have been built to assist the provision of food and fruit for the household, and therefore its access point to the rear of the house near the kitchen is important. Likewise, the driveway and yard areas for parking, which were historically the farmstead yard, are to the east and rear, linking the ancillary buildings of the property but separated visually from the more formal parts of the house. In a way Kent House is a microcosm of a typical grand country residence, and the layout of the grounds contribute to an understanding of the purpose of this historic gentleman farmer's residence and the way in which the formal domestic aspects of life were kept apart from the utilitarian and service areas. Beyond this, the rural context of the house, including the barns (now in separate ownership) to the east and the fields adjacent, also contribute to the value of the historic building, again giving legibility to the development history of the land and property.

Heritage Value of the Assets

4.14 Kent House has architectural and artistic value, predominantly in its retained exterior form and details including timber sash windows and high-quality principal façade. The rear portion of the house is of equal interest, but less due to its high quality; its interest lies in the differences between it and the older part of the building, particularly in the style of its fenestration and brick pattern. Internally, the plan form is of interest in that the principal rooms have been retained in a recognisably authentic form, and the development of the house is legible through the juxtaposition of internal and external features.

4.15 The house also has historical value in showing the narrative of an 18th century domestic residence, of some local importance but in some ways quite small and simple, in harmony with its land and outbuildings and well suited to the gentleman-farmer for whom it was intended. The continued incremental changes to the house, and the restoration of features in a historic style, have not diminished this narrative; rather they further the story of a family home in use over centuries. The potential for the house to have replaced or re-fronted an earlier building gives the site some

archaeological importance, in that historic fabric dating from before the mid-late 18th century may be present.

- 4.16 The setting of Kent House contributes to the legibility of this narrative, and as described above gives a context to the development and purpose of the house. The eastern boundary wall forms part of this setting, notwithstanding its relatively late date of construction and lack of inherent historic interest, in that it provides legibility to a historic boundary along Kent House Lane which has been in place since the earliest days of the house, and is built of appropriate and traditional materials,

5. IMPACT ASSESSMENT AND JUSTIFICATION

Extent of the works

- 5.1 Full details of the scheme can be found in the submitted drawings. No works will be undertaken to Kent House or any other part of the property except for the eastern boundary wall as part of this application.
- 5.2 The southern driveway access will be widened by 350mm, and the existing timber gate and posts replaced. The widening will involve the removal of part of one curved section of flintwork; this will be replicated in the new position as set by the widened opening.
- 5.3 The northern driveway access and curved flint-work sections will be removed and replaced by a straight section of wall in flintwork to match that to the boundary of Kent Cottage. The height of the wall will rise slightly from that to the south to take into account level changes, and this will be achieved by a gentle upward curved radius with coping to match existing.
- 5.4 There will be a pedestrian access to this section of wall, formed of a timber gate and steps down to the yard area.
- 5.5 The southernmost existing access to the eastern garden of Kent Cottage will be removed and a continued section of flint wall inserted. The existing northernmost opening will be retained, and a new timber gate inserted.

Design Justification and Impact Assessment

- 5.6 The alterations to the boundary wall reflect the historic use and layout of the Kent House group as evidenced by historic mapping. As noted above, the current wall dates from the mid-20th century, and access points and widths have changed over time according to the changing use of the house and outbuildings. The proposed access layout, with a pedestrian access to the north and vehicular access to the south, reflects the 19th century situation, and the steps from the new pedestrian access to the existing yard area will be traditional in style. Therefore, the alterations to the form of the wall and changes to access points are considered to present no harm to the setting of the listed building and to retain the form and character of the yard and entrance areas and views from Kent House Lane.
- 5.7 The infill elements of the boundary wall and the steps from the new pedestrian access to the yard area will be constructed using materials which are present in the current wall; in particular, flint will

be used where this is most appropriate, towards the northern end of the wall at Kent Cottage, and to the new curved section of the widened southern entrance point. The use of traditional materials to match those existing will maintain the aesthetic continuity of the wall and will cause no real change to the setting of the listed building, thereby maintaining the heritage value of Kent House.

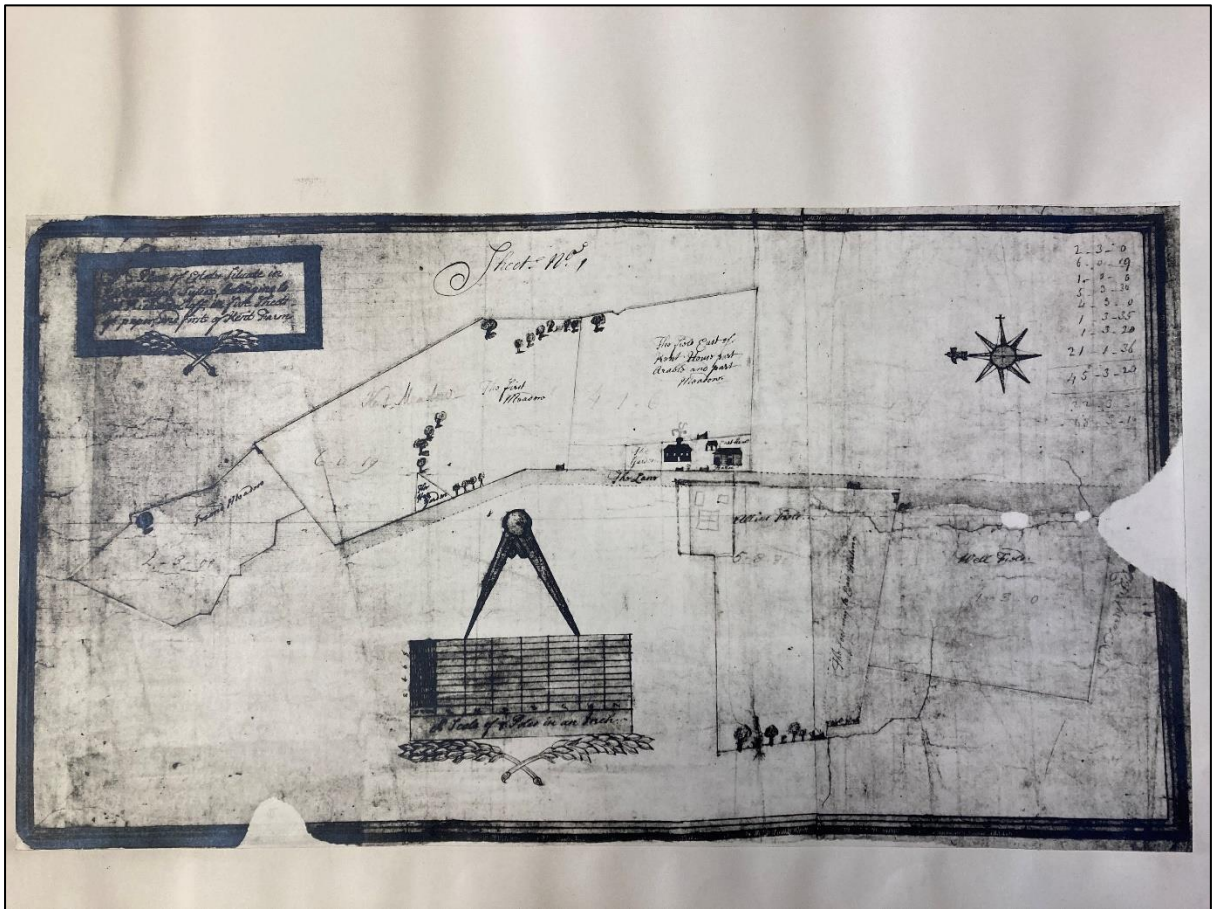
- 5.8 The use of new timber gates in a simple and traditional style will present no change to the setting of Kent House and serve to retain the heritage value of the property.

Conclusions

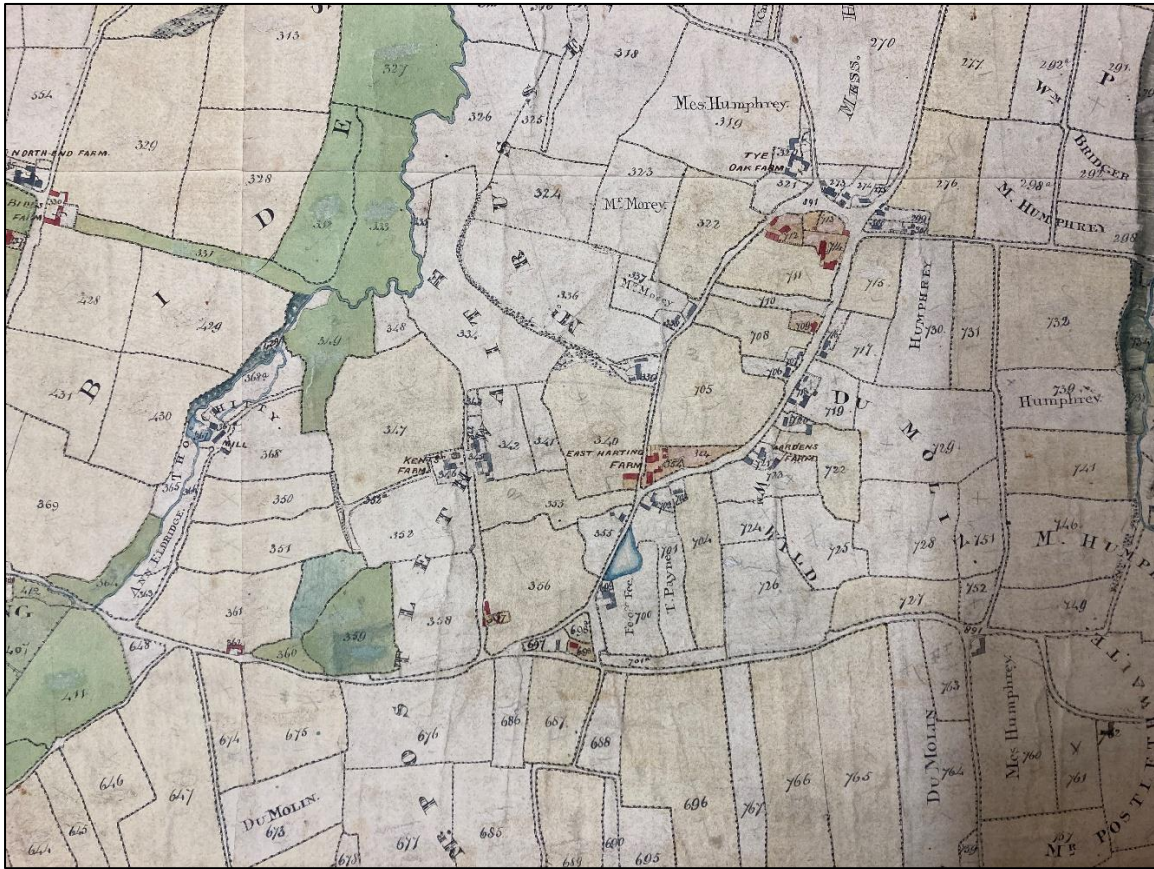
- 5.9 In summary, the proposed alterations to the boundary wall are adjacent to the primary listed building of Kent House and within its setting.
- 5.10 It is assessed that there will be no harm to the special architectural and historic interest of either heritage asset as set out in the NPPF, due to the minimal change to the wall as a result of the alterations and the setting of Kent House, and the sympathetic and traditional style of the alterations and infill materials proposed.
- 5.11 The plan form of the Kent House group and extant historic structures and external areas will be respected. The design adheres to South Downs Local Plan policy SD1 in that it conserves and enhances the cultural heritage of the area. The loss of historic fabric has been avoided as the wall dates from the mid-20th century and the design has been carefully considered in this respect, adhering to policy SD13.
- 5.12 The proposed works will allow the current owners of the building to comfortably continue as custodians for this listed building, caring for it and securing the safe use and maintenance of the building for the foreseeable future, whilst retaining its heritage value and architectural interest.

APPENDIX 1: HISTORIC MAPPING

Map 1: 1750 (Sussex Estate Maps: Harting)



Map 3: 1821 (Tithe Map)



Map 4: 1840 (Tithe Map)

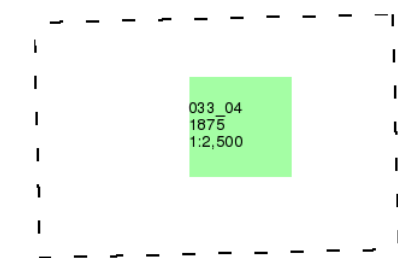


Map 5: 1875 (Ordnance Survey 1:2,500)

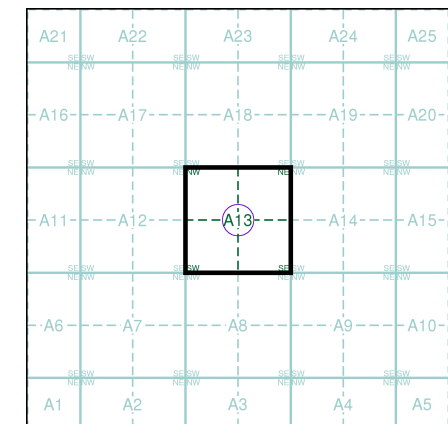
On following page.

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

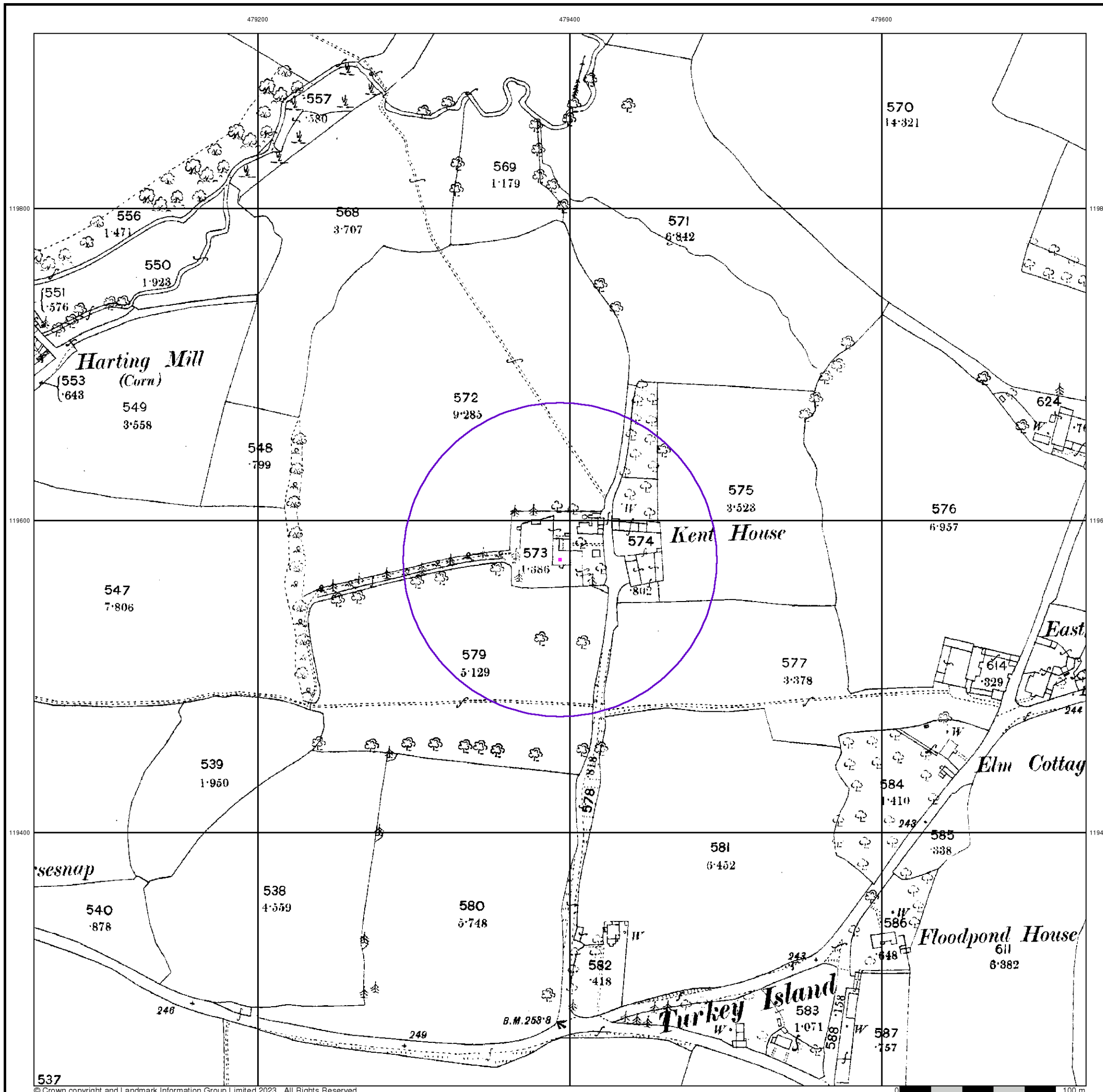


Order Details

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 Customer Ref: KENT2301
 National Grid Reference: 479390, 119570
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Kent House, East Harting, PETERSFIELD, GU31 5LS

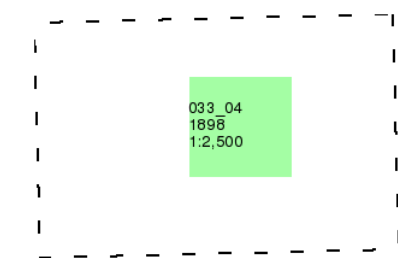


Map 6: 1898 (Ordnance Survey 1:2,500)

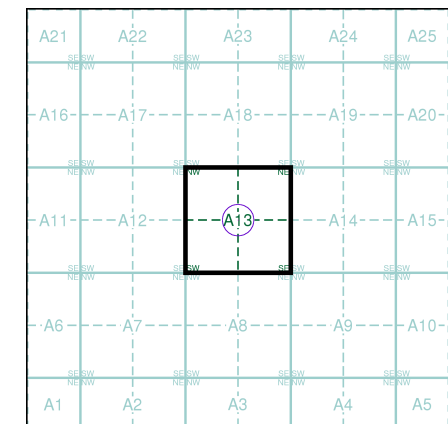
On following page.

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

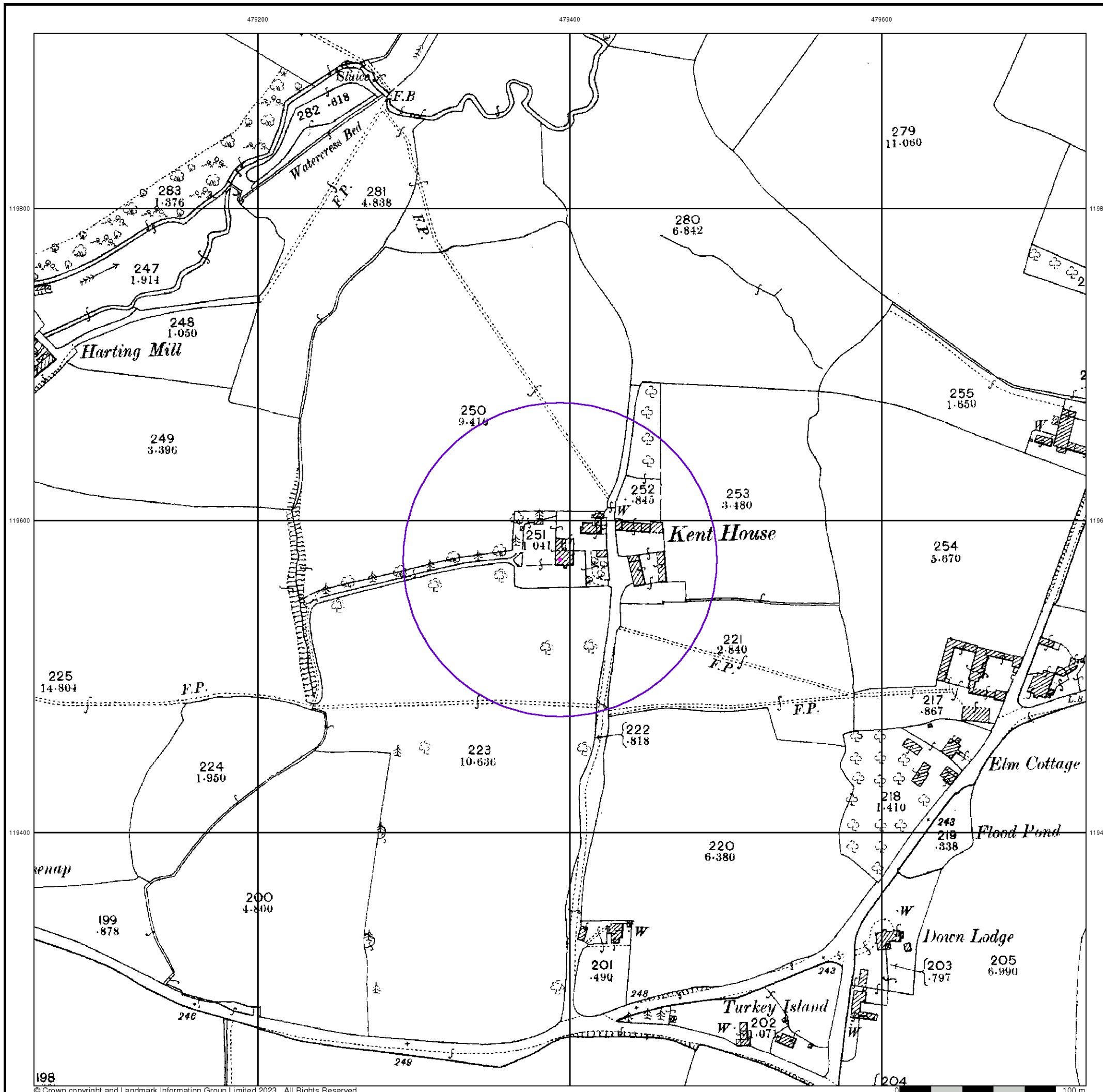


Order Details

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Site Details

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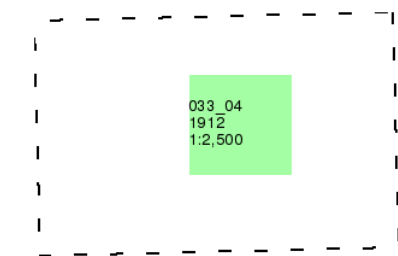


Map 7: 1912 (1:2,500)

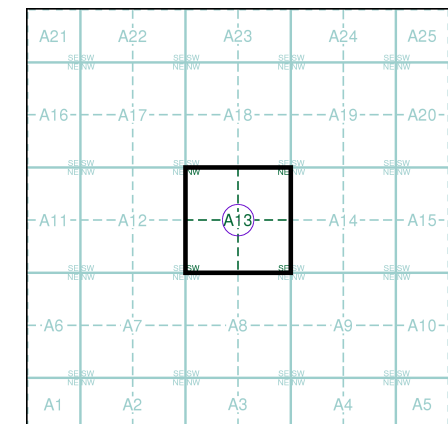
On following page.

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

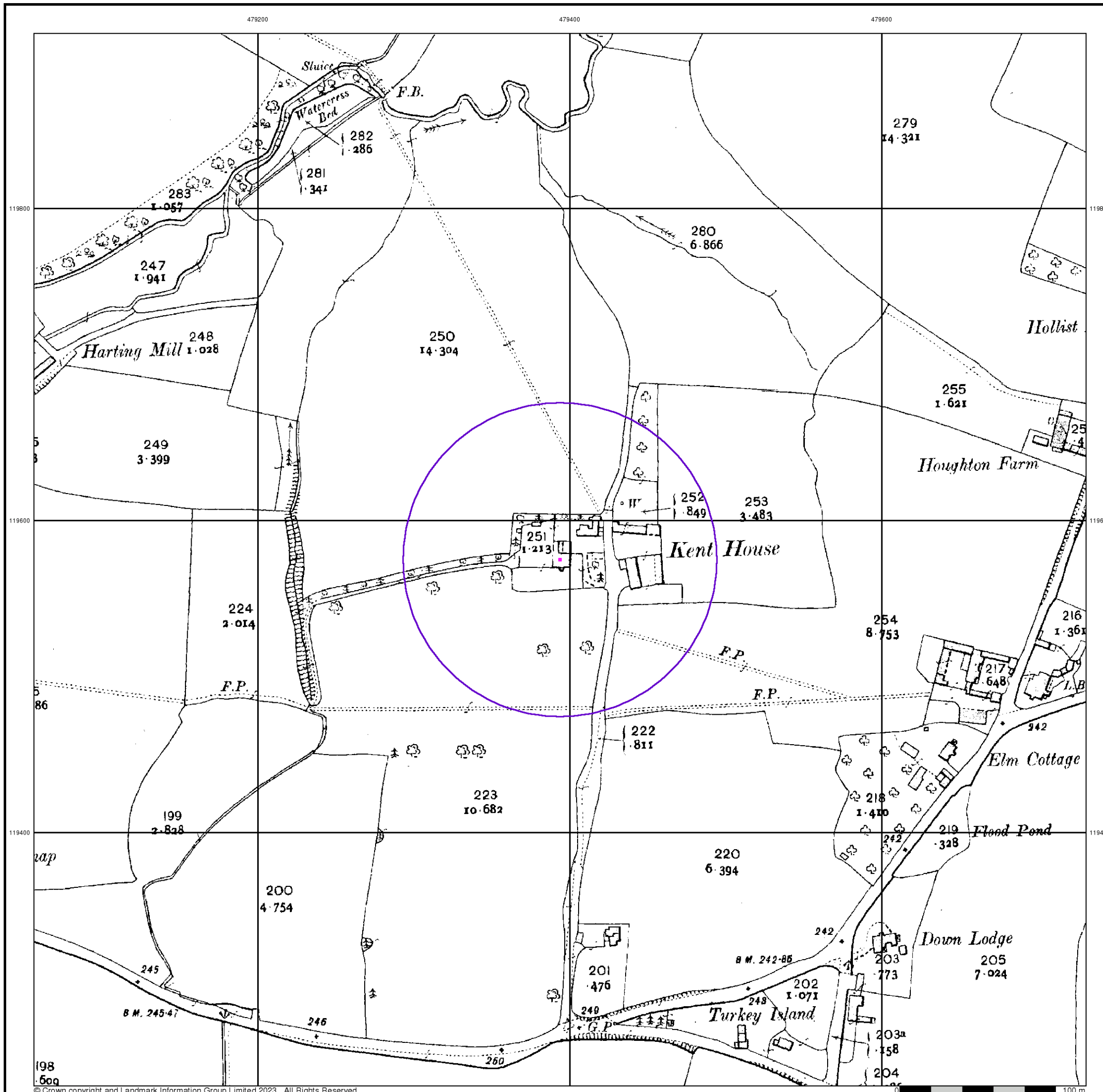


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Map 8: 1946, Aerial Photograph (16th April 1946, Historic England (RAF photography))



Map 9: 1973 Aerial Photograph (Copyright held by Ordnance Survey)



Map 10: 1971 (1:2,500)

On following page.

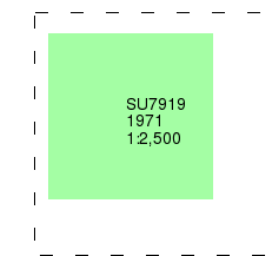
Ordnance Survey Plan

Published 1971

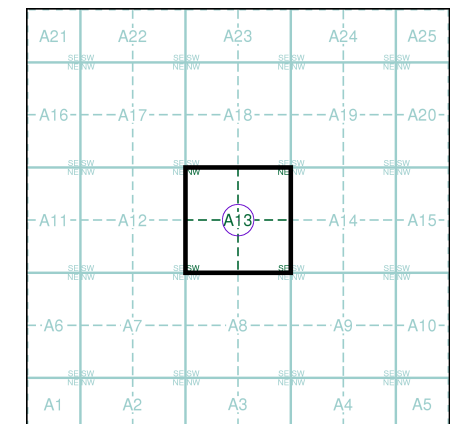
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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