

Rebus
Planning Solutions

Planning Statement
Including Heritage Assessment

Change of use of the former Forge to a residential dwelling together with the erection of a single-storey extension to the rear, minor external alterations, extensive repair and renovation works and associated parking

at
Chillenden Forge, Chillenden, Kent CT3 1PS

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Our Ref: RS/00820

1. Introduction

1.1 This Planning Statement accompanies the planning and listed building applications for the use of Chillenden Forge as a single residential dwelling, together with the erection of a single-storey rear extension (to replace a collapsed 'lean-to/out-shot') and minor external alterations and parking at Chillenden Forge, Chillenden, Kent CT3 1PS. The application is submitted on behalf of the applicants, and owners of the property, Mr A Hewer and Ms N Clear and in association with InGrain Architecture Limited.

1.2 The application comprises:

The relevant planning and listed building application form and Ownership Certificate;
Drawing number PL-(00)-0100- site location plan;
Drawing number PL-(00)-0102 – existing block plan;
Drawing number PL-(00)-0105 – existing ground floor plan;
Drawing number PL-(00)-0110 – existing roof plan;
Drawing number PL-(00)-0115 – existing north and south elevations;
Drawing number PL-(00)-0120 – existing east and west elevations;
Drawing number PL-(00)-0125 – existing section elevation;
Drawing number PL-(00)-0202 – proposed block plan;
Drawing number PL-(00)-0205 – proposed ground floor plan;
Drawing number PL-(00)-0210 – proposed roof plan;
Drawing number PL-(00)-0215 – proposed elevations;
Drawing number PL-(00)-0220 – proposed elevations;
Drawing number PL-(00)-0225 – proposed section elevation
This Planning Statement;
A Design & Access Statement prepared by InGrain Architecture Limited;
A Bat Building Survey prepared by KB Ecology;
A Preliminary Ecological Assessment prepared by KB Ecology;
A Structural Inspection Report prepared by CTP Consulting Engineers

1.3 At Section 2 of this Statement, we describe the application site and its context and provide details of the relevant planning history.

1.4 At Section 3 we appraise the heritage status of the site and its context with reference to historic text and mapping.

1.5 We describe the application proposals in Section 4 having regard to the submission Design and Access Statement provided by the applicants' architectural designers.

1.6 At Section 5 we identify and summarise the local and national planning policies relevant in the determination of this application.

1.7 In Section 6 we identify all relevant issues and consider the principle of the development in this location.

- 1.8 We discuss Heritage impacts, both in terms of how the development proposal will affect the listed heritage asset and the character and setting of the Conservation Area, at Section 7.
- 1.9 We address technical considerations at Section 8.
- 1.10 Our conclusions are set out at Section 9.

2. The Application Site and its Context

- 2.1 The application site, comprising a Grade II listed, former forge building and land to the rear, is located to the north-west side of the built-environs of Chillenden and immediately adjacent to Forge House which lies in close proximity to the south of The Forge.

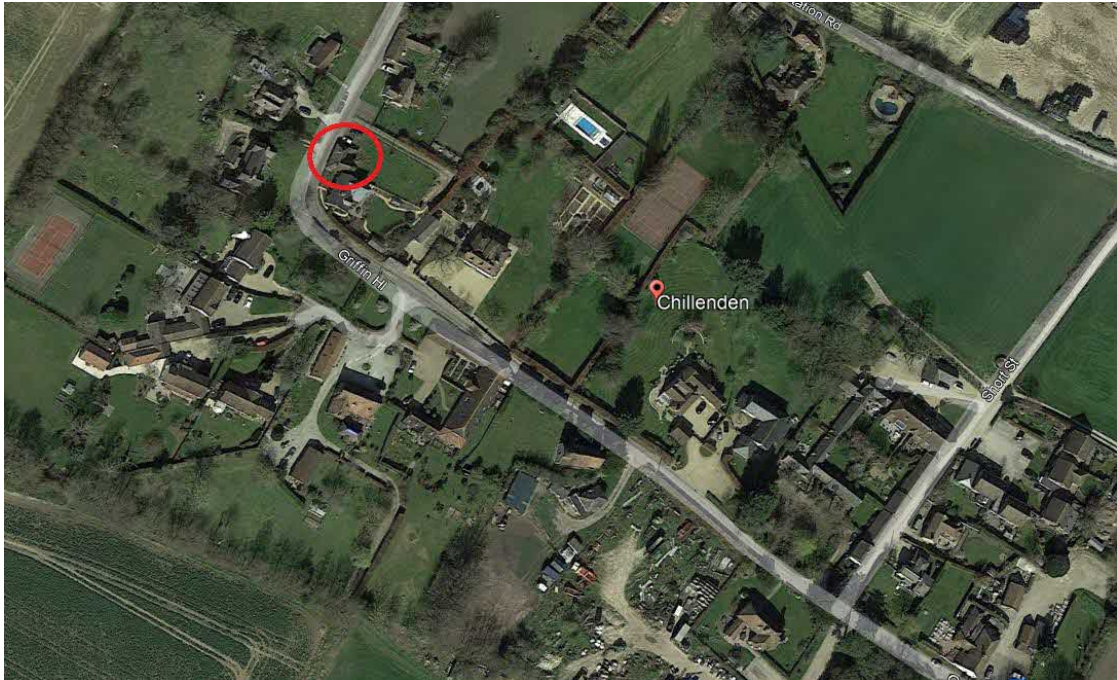


Fig.1 – Aerial view showing the location of The Forge in its context ©Google 2024

- 2.2 This single-storey heritage asset is in a very poor state of repair and has only very recently been purchased by the applicants who, in living next door, have had aspirations to purchase and renovate the building for many years. In this regard, the building is suffering from water ingress, and it is quite evident that all existing joinery is in need of significant repair and renovation. The building is actually open to the elements at the rear with the former lean-to/ out-shot having long since collapsed exposing some of the interior to the elements. It is also evident that there are major issues with the roof increasing the building's vulnerability from the elements. That said, the existing built form is an attractive, part C17 and part C19 building, typical of the Kentish vernacular and constructed out of red brick and with the roof finished in a combination of asbestos sheeting and pantiles. Window and door openings are few and the principal entrance to The Forge is currently via the barn/cart-style doors to the highway fronting elevation (west).
- 2.3 The proposed garden to The Forge extends south-eastwards towards the existing vehicle parking area serving Forge House and with the site sloping gently south-eastwards (from the public highway) with Chillenden House (to the rear) sited at a slightly lower level than the application site. This property is separated from the site by a relatively high beech hedge which extends to the northern boundary of the vehicular access serving Forge House. The boundary treatment along the southern boundary of this access, and forming the northern boundary of the application site, comprises a post and rail fence which also extends to the southern boundary of the site separating The Forge from Forge House.

2.4 Contextually, The Forge lies alongside and opposite other residential buildings with, as mentioned, Forge House located in close proximity to the south and on a sharp bend in the public highway¹. Residential properties lie opposite to the south-west and north of the public highway, in addition to residential properties lying to the north-east. Chillenden House, together with its large garden lies to the rear of the site, to the south-east.



Fig.2 – the front (west) elevation of The Forge



Fig. 3 – the side (north) elevation of The Forge

¹ Some mapping suggests that this highway is known as 'Griffin Hill' with other maps showing this as 'Goodnestone Road'



Fig.4 – the side (south) elevation of The Forge closest to Forge House



Fig. 5 – the rear (east) elevation of The Forge with collapsed lean-to/outshot



Fig.6 – view looking west to the rear of The Forge (and Forge House) from the car parking area serving Forge House



Fig. 7 – view looking west along the side alley to Forge House (north elevation of Forge House and south elevation of The Forge). The proximity of The Forge to Forge House is evident



Fig. 8 – view from within The Forge looking towards the rear (and the location of the collapsed lean-to/out-shot). This photograph was taken prior to the purchase of the building and, as is evident, it was used for storage purposes by the previous owners



Fig.9 – part of the Forge interior with the front doors evident on the left of the photograph



Fig.10 – The Forge interior. View of the front barn/cart-style doors



Fig.11 – The Forge interior

- 2.5 Photographs of the interior of The Forge, following the purchase of the property by the applicants, and once it had been cleared, have been inserted into the accompanying Design & Access Statement.
- 2.6 The proposals maps to both the adopted and draft Local Plans show the site lying within a defined settlement confine. The draft policies map also indicates that the site lies within a Ground Water Source Protection Zone (2) and highlights the location of Chillenden within the Open Arable Chalk Farmland with Woodland Landscape Character Area. The draft policies map confirms that the site lies within the Chillenden Conservation Area and within an area of archaeological potential.
- 2.7 The site does not lie within an area at risk of flooding and there are no protected trees within the site. Further consideration with regard to the historic context of The Forge is set out in Section 3 below.

Access

- 2.8 Access to Chillenden by means other than the car is relatively good for such a rural settlement. Bus route number 96 serves Chillenden and the local area with direct routes to Whitfield and Dover, and bus stops lie in close proximity outside of the Village Hall and The Griffins Head pub. In addition to this service, is the relatively new Stagecoach Connect service, which is a new demand-responsive minibus service wherein patrons can book bus services via the Stagecoach Connect app. between 7am and 7pm Monday to Friday and on Saturdays from 9am to 5pm. The service serves Chillenden and the local area with buses direct to Whitfield.



Fig. 12– Source: Stagecoach Connect

- 2.9 Chillenden is served by a Village Hall (almost opposite the site) and The Griffins Head public house and All Saints Church is within walking distance of the application site. The nearest shop is at Aylesham together the nearest mainline railway station (accessible via the local bus service and Stagecoach

Connect). Chillenden does not have a school but with the proposed conversion of The Forge providing for a one-bedroom dwelling, it is not envisaged that future occupants of the dwelling would require access to compulsory education facilities.

Planning History

- 2.10 The only available planning history for The Forge itself relates to the Listed Building Consent granted in November 1991, under DOV/91/0985, to replace Kent peg tiles with Roman pantiles, but only on part of the roof.

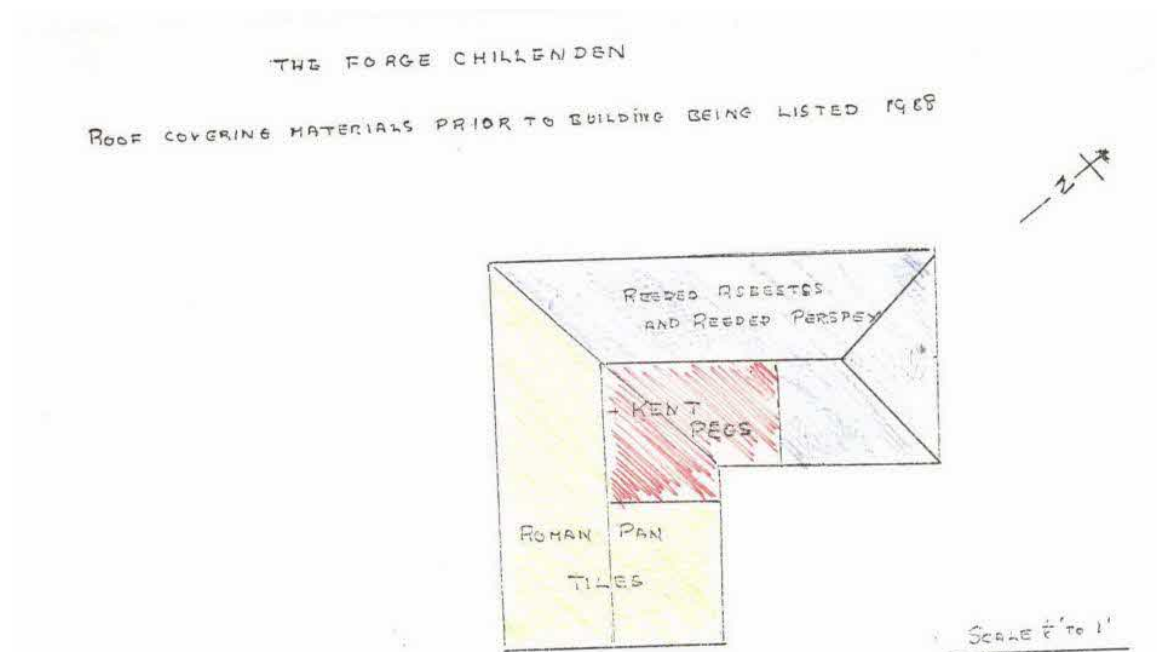


Fig.13 - Extract from submission plan (DOV/91/0985) showing the roof covering prior to the Kent peg tiles being replaced with Roman pantiles

Planning History Relating to Forge House

- 2.11 The most relevant planning history relating to Forge House is as follows:

DOV/06/00771 – erection of a single-storey rear extension and a dormer roof extension and rooflight (existing conservatory to be demolished) – granted planning permission in November 2006.

DOV/17/00846 – erection of a two-storey rear extension – granted planning permission in September 2017. A copy of the Officer's Report justifying the grant of permission is attached at Appendix 1.

3. Identification of Heritage Assets

3.1 The application building is included in the List of Buildings of Architectural and Historic Merit as Grade II and listed as such in December 1986 at a time that The Forge was still in operation “with furnaces and equipment”. The listing entry, attached at Appendix 2, confirms that it is included for group value with “The Thatch”.

3.2 The original listing has been updated (September 2022) and now provides a detailed, and helpful, analysis of why The Forge was included within the listing. Certainly, this has assisted the applicants’ architectural designers in preparing the application proposal. In this regard, Historic England has identified that this original blacksmith’s workshop, constructed around C17 and extended in about mid-C19 was listed as Grade II as a consequence of its ‘architectural interest’ and ‘historic interest’ and, as mentioned, because of its group value.

3.3 The Forge’s architectural interest is identified as:

“A relatively rare and early surviving example of a forge or blacksmith’s workshop, built in around the C17 and extended in about the mid-C19, which retains a cobbled floor, furnace, chimney, wheel clamp, casement windows, timber-boarded doors and a cart entrance; blacksmiths’ workshops have suffered high rates of alteration and loss and this free-standing example survives comparatively well.”



Fig.14 – Text extract (source unknown) but clearly providing an old photograph of Chillenden Forge

- 3.4 In going on to explain its historic interest, Historic England advises that it is “... an interesting and poignant reminder of the important role of small metal industry within rural communities”.
- 3.5 As can be seen in an assessment of Historic England’s full listing description (Appendix 2), The Forge appears in the 1843 Tithe map as a rectangular building with the C19 extension adding an additional north-south orientated range to the west, altogether forming an L-shaped footprint. This resulted in the removal of the west wall to form a single internal space. The listing goes on to advise that on the 1872 OS map, The Forge is labelled ‘Smithy’ and by 1897 an enclosed yard or shed had been added at the north-east angle.



Fig.15 - Extracts from KCC’s Heritage Mapping Service. Left: 1871-1890 and right: 1897-1900

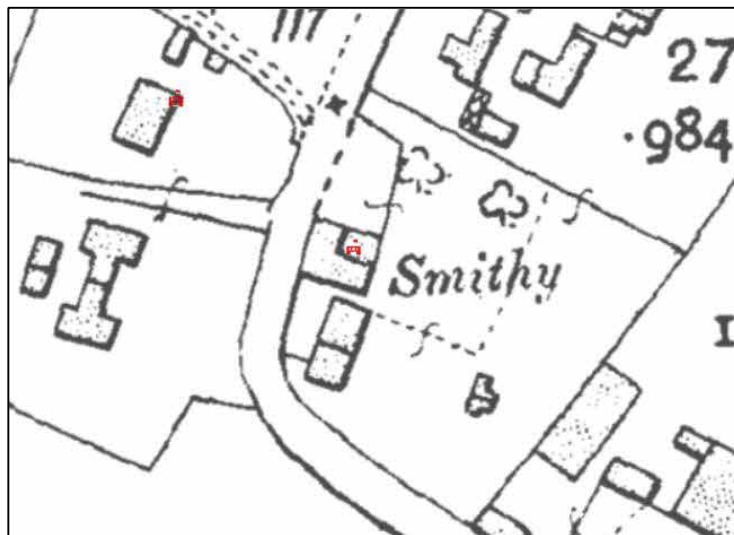


Fig. 16 - Extract from KCC’s Heritage Mapping Service – 1907-1923

- 3.6 The listing advises of alterations to the roof and highlights the fact that although, in 1991, it was recorded that planning permission was granted for replacement of Kent peg tiles with Roman pantiles on part of the roof, the original 1986 list entry describes pre-existing pantile and asbestos sheet roof coverings. The listing additionally mentions ‘Forge House’, highlighting that the property once formed a pair of cottages.

- 3.7 It is of note that this 2022 listing update makes mention of a timber and corrugated iron shed, “which is currently in a dilapidated condition and is not of special interest”. This timber and corrugated iron shed has, since the time of this listing, deteriorated to such an extent that the entire ‘structure’ has collapsed.



Fig.17 – Aerial View Circa 1977 – the rear lean-to and shed are evident

- 3.8 It is of note that the listing advises: “set into the ground next to the shed is a stone or concrete wheel clamp that would have been used for putting an iron tyre on to a cart wheel”. It should be noted that although the applicants have only owned The Forge for a short period of time, and investigations are ongoing, no evidence of the existence of this wheel clamp has been found.

Other Nearby Listed Buildings

- 3.9 ‘The Thatch’, mentioned in the listing for The Forge, would not appear to have been updated and whilst evidently an attractive building of historic merit, the listing itself provides no evidence or information that would assist the assessment of heritage impacts.
- 3.10 To the rear (south-east) of the application site lies the Grade II listed ‘Chillenden House’ as the former Rectory together with its listed wall extending, approximately, 20m south of The Rectory along the highway boundary.

The Conservation Area

- 3.11 There is no Conservation Area Appraisal for Chillenden; an issue acknowledged by the emerging Local Plan and the updated Heritage Strategy.

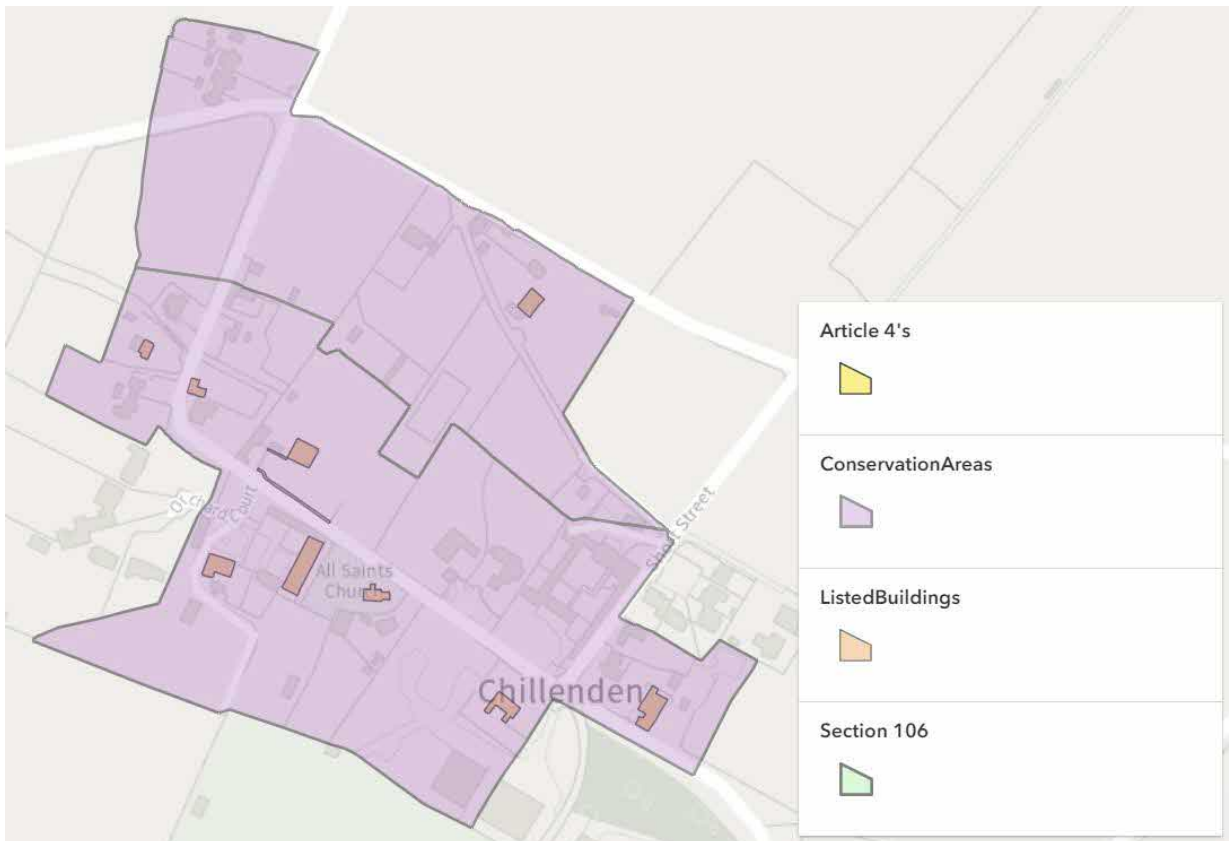


Fig. 18 - Extract from the District Council's Conservation Areas map showing the extent of the Conservation Area in Chillenden

3.12 There is, however, documented history helpful in the assessment of the asset's significance. The Domesday Book records Chillenden as Cilledene; taking its name from its cold and low situation², and at the time, part of the possessions of Odo, Bishop of Baieux. History, however, records that the Parish of Chillenden came into the hands of the Crown following "The Bishop's disgrace and confiscation of his estates". Thereafter the Parish came into the possession of a family who named themselves after the Parish with apparent evidence to be found in deeds dating back to the reign of King Henry III. Documented evidence would appear to exist (see footnote ² below) of ownership history thereafter. A reproduction of the Dover Express and East Kent News of Friday February 21st 1902 can be found online³ providing further information with regard to past owners, local designations and some information relating to local proprietors, including "... There is also in the village The Forge of Mr Percy Hopkins".

3.13 Further information, again to be found on those website links mentioned in footnotes below, and with regard to Census information, provides quite extensive evidential value relating to the small settlement of Chillenden and, therefore, provides some of the supporting evidence that would demonstrate the designation of the Conservation Area of Chillenden.

Archaeology

3.14 As mentioned above (Section 2) the application site is located within an area identified as having significant archaeological potential. In this regard, Kent County Council's Heritage Mapping Service identifies Millers Farm (adjacent to the application site, to the north) as a displaced plan farmstead (post

² www.british-history.ac.uk/survey-kent/vol10/pp95-98 (accessed 4th March 2024)

³ www.doverkent.com/villages/40-Chillenden (updated 7th March 2021) (accessed 4th March 2024)

Mediaeval – 1800 AD) and with the former Chillenden Farm, to the south of the application site (now Orchard Court) formerly a “loose courtyard plan farmstead with buildings to three sides of the yard”.

Scheduled Monuments and Historic Parks and Gardens

- 3.15 There are no scheduled monuments or historic parks and gardens within the vicinity of the application site nor within the settlement of Chillenden.
- 3.16 An assessment of the significance of identified heritage assets, and the potential impact upon this significance is further considered below in Section 7.

4. The Application Proposals

4.1 Planning permission and listed building consent is sought for the use of Chillenden Forge as a single one-bedroom residential dwelling. To facilitate this, the applicants also propose the erection of a small, single-storey rear extension together with significant repair work to key historic features including the full refurbishment of all existing joinery. The use of The Forge as a residential dwelling provides the optimum viable solution for this dilapidated and run-down heritage asset only recently purchased by the applicants.

The Operational Development

4.2 The proposed single-storey rear extension is proposed to replace the former 'out-shot' which comprised more of a 'lean-to' and has long since collapsed. Evidence of this former rear element can be seen in the aerial photograph below at Fig.17.



Fig. 19 – 'Artists Impression' of the rear of The Forge (extract from the Design and Access Statement – InGrain Architecture)

4.3 With the main section of the proposed extension designed with a pitched roof and with a roof slope to reflect the steep pitch of the existing roof, a small flat-roof, glazed section will conjoin this part of the new extension with the existing Forge building. This, the designers advise, ensures that the extension remains subservient to The Forge and allows interpretation of the historic elements of the rear extension when viewed from the rear and side. A detailed analysis of the design, scale and form of the proposed extension is set out in the accompanying Design & Access Statement at Section 3.13.

4.4 Materials have been carefully considered and will comprise:

- A flint wall 'plinth' to the extension;
- Charred timber cladding – Shou Sugi Ban;
- Window shrouds in timber;
- Aluminium cast iron-style and zinc rainwater goods;
- Standing seam grey zinc (extension roof)

- 4.5 Three new conservation-style rooflights are proposed in order to achieve the required natural light and ventilation.
- 4.6 In addition, the existing garage-style doors (front elevation) will need to be replaced and so it is proposed to retain the current size of opening (and existing timber lintel) and replace them with a new, bespoke window. This will be designed to reflect the original Forge cart doors with the top half of the window reflective of the 3 x 5 paned window to the front elevation and with the lower half panelled to replicate the existing garage doors. The details of this clever design solution are set out in further detail at Section 3.15 of the accompanying Design & Access Statement. Other than these small changes, no other windows or doors are proposed to the existing building.

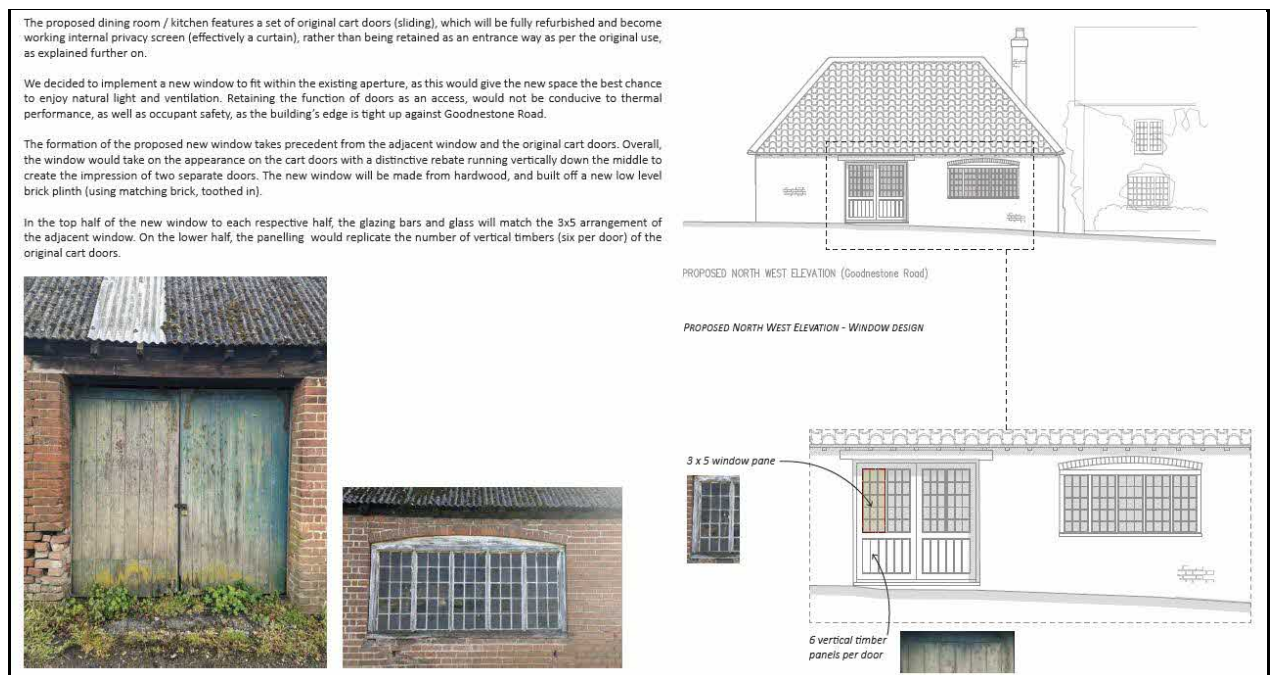


Fig. 20 – Extract from the Design and Access Statement – Evidence that considerable design expertise has been given to the detailing of the proposed replacement cart doors

Repair/Replacement Works

- 4.7 Asbestos is present in the building and will need to be removed. This, together with general repair work, will necessitate the removal of the existing Roman pantiles which will be carefully stored and replaced.
- 4.8 Although there are only three windows in the existing Forge, all three will need to be carefully removed and repaired. The photographs inserted in Section 2 above, and within the accompanying Design & Access Statement, clearly demonstrate that, quite significant, repair and renovation work is required to all existing joinery within the building. This is also evident from a review of the Structural Report accompanying the submission.

The Change of Use

- 4.9 The extensive repair, renovation and new building work will facilitate the use of The Forge as a residential dwelling providing a large, open-plan living area (with kitchen) within the main section of The Forge, with the south-east section partitioned to form a bedroom. However, the stud partition wall will not extend to the roof as such but will be provided with a large, high level, triangular window which will allow interpretation of the 'L-shaped' original plan form of The Forge as well as providing some natural light between internal spaces.

- 4.10 The bathroom, utility area and entrance hall will be formed within the new extension which will be set down a little lower than the existing floor level, with the proposed dwelling entrance formed from the glazed 'link' between the historic section of The Forge and the new extension.
- 4.11 A garden, commensurate to the size of the proposed dwelling will be provided to the rear and reflective of the character and pattern of associated land historically associated with The Forge (as can be seen in the 1977 photograph above at Fig.17).

Dealing with the Effects of Climate Change

- 4.12 Attention is drawn to Sections 3.2 and 3.3 of the accompanying Design and Access Statement and the applicants' intention to ensure that the dwelling is as sustainably constructed as possible in which to reduce reliance upon unsustainable energy resources.

Access and Parking

- 4.13 Vehicular access to the property will be shared with Forge House and with the existing vehicular access to the north of The Forge itself. Cars have, historically, been parked to the side (north) of The Forge but with ability to provide some landscaping alongside the highway boundary, two parking spaces are shown provided behind, and in between, planted areas. A new electric vehicle charging point is proposed and is shown on drawing number 23110-PL-(00)-0205. This drawing also demonstrates that due consideration has been given to the location of a refuse storage facility and a new cycle store together with a plant 'store' for the proposed Air Source Heat Pump; full details of which can be found at Section 3.4 of the Design & Access Statement.

5. Planning Policy Considerations

5.1 Here, we identify the suite of planning policies will be relevant to the determination of this application; both at the local and national level.

The Adopted Development Plan for Dover

5.2 Dover's Development Plan currently comprises the saved 'policies' of the 2002 Dover Local Plan together with the 2010 Core Strategy and the 2015 Land Allocations Local Plan.

The 2010 Core Strategy

5.3 Policy CP1 seeks to ensure that the location and scale of development within the district complies with the settlement hierarchy. Chillenden is not identified as a settlement suitable for further development (unless it functionally requires a rural location).

5.4 Policy CP5 addresses sustainable construction standards.

5.5 Policy CP7 relates to the district's green infrastructure (GI) network; wherein the integrity of the existing network of GI will be protected and enhanced through the lifetime of the Core Strategy. Planning permission for development that would harm the network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.

5.6 Policy DM1 advises that development will not permitted on land outside of the defined urban and rural settlement confines unless it is justified by other development plan policies or if it functionally requires such a location.

5.7 The reuse or conversion of rural buildings is discussed at Policy DM4 wherein the policy advises that permission will be given for the reuse or conversion of structurally sound, permanent buildings within rural service centres, local centres and in villages for commercial, community or private residential uses. Beyond these locations permission will only be given for reuse or conversion of such buildings firstly for commercial uses, secondly for community uses in buildings that are closely related or adjacent to confines and, thereafter, for private residential uses again, in buildings that are adjacent to confines. The policy goes on to advise that in all cases, the building to be reused or converted must be of suitable character and scale for the use proposed, contribute to local character and be acceptable in other planning respects.

5.8 Policy DM11 guards against developments that would increase travel demand and advises that proposals should include measures that satisfy demand to maximise walking, cycling and the use of public transport. Travel generating development will not be permitted outside the urban and rural settlement confines unless justified by development plan policies.

5.9 With reference to parking standards, Policy DM13 requires an appropriate level of parking provision to be made for development proposals based on the characteristics of the site, the locality, the nature of the proposed development and its design objectives.

5.10 Policy DM15 states that development that would result in the loss of, or adversely affect, the character or appearance of the countryside will only be permitted if inter alia it is justified by a need to sustain the rural economy or a rural community, it cannot be located elsewhere and it does not result in the loss of

ecological habitats – provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character.

- 5.11 Policy DM17 advises that within Ground Water Source Protection Zones, certain development proposals will not be considered acceptable unless adequate safeguards against possible contamination can be provided. Such developments include septic tanks, storage tanks containing hydro-carbons or chemicals and sustainable urban drainage schemes.

Draft Dover District Local Plan (Regulation 19 Submission Document)

- 5.12 The emerging Local Plan to 2040 has been the subject of examination with the Inspectors having advised the Council of issues that would render the draft Plan unsound and advising of the need for Main Modifications. At the time of writing, the Main Modifications were awaited. It is, however, noted that the Inspectors, in their letter to the Council of 26th February 2024 (Core Document ED45) did not raise any soundness concerns with regard to the settlement of Chillenden, nor the proposed housing allocation at the settlement. In the event that any main modifications are published during the application determination period and affect any of the relevant policy provisions (or how they may be interpreted), the applicants will provide an addendum to this statement.
- 5.13 With the Local Plan Review having progressed through two stages of public consultation and examination, and given the recent advice provided by the Inspectors to the Council, it is submitted that the draft Plan's policies and provisions can be attributed significant weight in the consideration of the development proposals.
- 5.14 Draft Policy SP1 seeks to ensure that all new built development contributes to the mitigation of, and adaptation to, climate change through inter alia promoting sustainable construction methods and standards and the appropriate siting of development. Criterion (f) of the policy encourages the siting of developments that reduce the need to travel and maximise opportunities for 'smarter' sustainable transport options to deliver the highest possible share of trips by the most sustainable travel modes. The proposed modifications to the policy seek to introduce the need for planning applications to include a climate change statement demonstrating how a proposed development has addressed relevant criteria of the policy.
- 5.15 Draft Policy SP2 advises of the Council's support for the creation of healthy, inclusive and safe communities in the district and sets out a number of criteria to help achieve this aim. These include the creation of opportunities for better active travel including the provision of safe cycle and pedestrian routes and ensuring that the development achieves a high standard of design.
- 5.16 Draft Policy SP3 concerns 'housing growth'. The policy advises that development in the rural areas will be of a scale that is consistent with the relevant settlement's accessibility, infrastructure provision, level of services available, the suitability of the site and environmental sensitivity and allocates circa 1,112 homes in the rural area. The Reasoned Justification to the policy and, specifically Table 3.3, confirms that a small allocation for an indicative number of five dwellings is proposed for Chillenden. Although the Plan does not, currently, provide a 'settlement hierarchy', this issue was discussed at the Examination Hearings with the Inspectors advising that, in their opinion, the settlement hierarchy should be provided by the Plan in which to provide a degree of clarity.

5.17 Draft Policy SP4 relates to residential windfall development. The wording and general aims of the policy were heavily scrutinised at the 15th November 2023 Hearing as part of the Examination in Public with further amendments to policy wording proposed at the Hearing itself. Nevertheless, the aims and objectives of the draft policy remain i.e. that residential windfall development will be permitted within, or immediately adjoining, settlement boundaries as shown on the policies map of named settlements including Chillenden. Here, the draft policy advises that minor residential development or infilling of a scale that is commensurate with that of the existing settlement will be permitted within the settlement boundaries as shown on the policies map and subject to a number of general Development Management criteria being met. Aside from the need for new developments to be of a scale appropriate to the size of the settlement and range of services; and be compatible with the layout, density, fabric and appearance of the existing settlement, developments should ‘... preserve or enhance any heritage assets within its setting’.

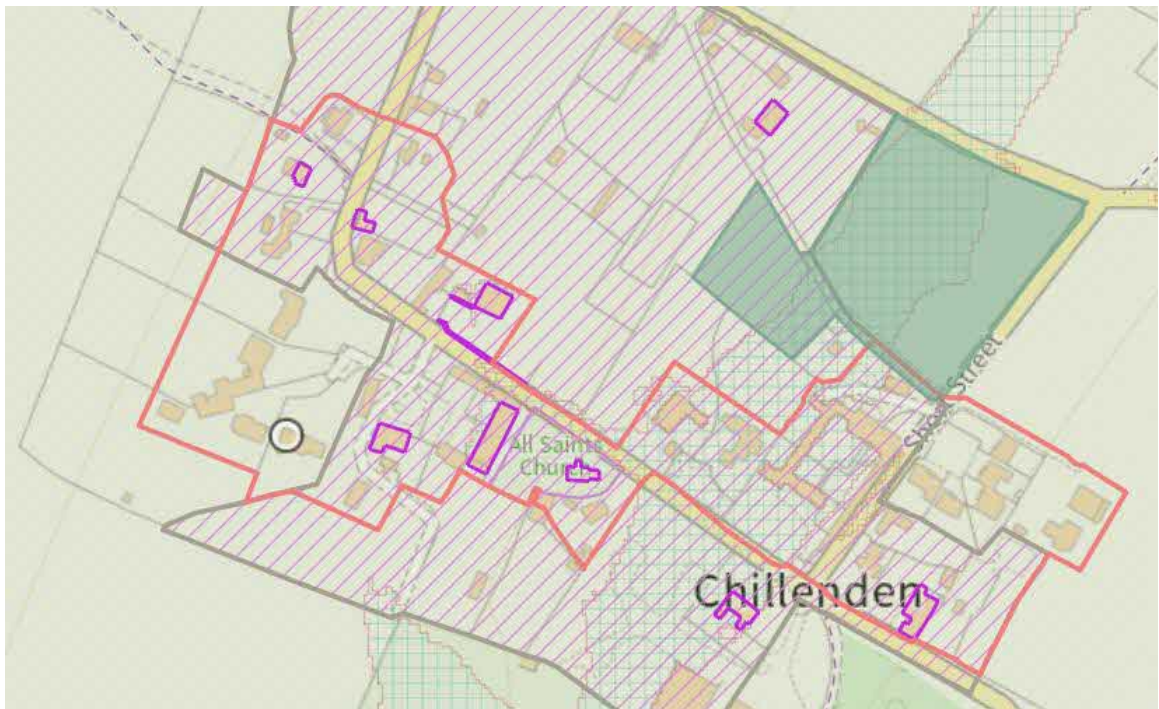


Fig.21 - Extract from the draft Local Plan's Policies Map showing the extent of the settlement confines for Chillenden

- 5.18 Draft Policies SP13 & SP14 collectively seek to ensure the conservation and enhancement of the GI and biodiversity of the district and the protection of the District's hierarchy of designated environmental sites and biodiversity assets.
- 5.19 Policy SP15 advises that the District's heritage assets are an irreplaceable resource and all applications that affect a heritage asset should ensure that the asset, including its setting, is conserved and enhanced in a manner appropriate to its significance.
- 5.20 The Reasoned Justification to Policy SP15, at paragraphs 3.298 to 3.300, advises of, and discusses, the Dover District Heritage Strategy of 2013 (updated 2020 - see below). Paragraph 3.303 advises that "All applications relating to the historic environment will be expected to comply with this Policy".

- 5.21 Although not affecting, or relating to the application site, draft Policy SAP50 allocates an indicative number of five dwellings on land adjoining Short Street and land to the east of the application site. This draft allocation is shown in green on the policies map extract above at Fig. 21.
- 5.22 Draft Policies CC1 & CC2 collectively seek the reduction of carbon emissions in all new developments along with a need for all new buildings to embrace and incorporate, sustainable design and construction techniques and methods. Draft Policy CC4 goes on to advise that all new dwellings must be built to the higher water efficiency standard under relevant Building Regulations.
- 5.23 Policy CC6 requires all new development to incorporate the use of sustainable drainage systems in accordance with a hierarchy of methods for discharge, as set out in Council's site-specific guidance for managing flood risk (2019). In groundwater source protection zones, development will only be permitted if adequate safeguards against possible contamination are provided.
- 5.24 Tree planting and protection is considered, in detail, in draft Policy CC8 wherein the policy requires that tree planting will be necessary for the majority of residential development proposals. The policy advises of the presumption that trees will be planted on-site rather than off-site.
- 5.25 The promotion of high quality and sustainable design is confirmed at draft Policy PM1 which also sets out a number of design codes against which all proposals for development should be considered. Draft Policy PM2 goes on to advise of how all new residential accommodation should be designed to ensure that high quality homes are provided.
- 5.26 The Forge is not yet a residential property albeit that the applicants' architectural designers have had due regard to the requirements of Policy H6 relating to residential extensions and annexes. This is particularly relevant with regard to criterion (d) which requires that any new development should preserve or enhance any heritage asset within its setting.
- 5.27 Sustainable transport and travel is considered at draft Policy TI1 advising that development should, in so far as its size, characteristics and location inter alia be designed so that opportunities for sustainable transport modes are maximised.
- 5.28 Draft Policy TI3 sets out requirements for parking provision advising that the standards as set out in Kent's supplementary planning guidance will be the starting point for decision taking with regard to acceptable parking provision.
- 5.29 Draft Policy NE2 advises of the need for development proposals to demonstrate that they have a particular regard to the landscape character area as defined by the Council's 'Landscape Character Assessment' 2020.
- 5.30 Policy HE1 advises that proposals which conserve or enhance the District's Heritage Assets, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. The policy goes on to advise:
- "In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use (sic) consistent with their conservation, will be encouraged".

- 5.31 The policy goes on to discuss developments that may have the potential to provide a loss of significance or substantial harm or less than substantial harm advising that where the latter may occur any harm will be weighed against the public benefits of the proposals including, where appropriate, securing the optimum viable use of the heritage asset.
- 5.32 Policy HE1 goes on to advise that all applications with potential to affect a heritage asset (or its setting) must be supported by a Heritage Statement which should draw on the evidence contained in the Dover District Heritage Strategy.
- 5.33 The preservation or enhancement of the special architectural or historic character and appearance of Conservation Areas is discussed at Policy HE2. Applications should be guided by, and make reference to, the appropriate Conservation Area Character Appraisal (where one is in operation) with new developments, and any alteration in Conservation Areas, needing to inter alia respect the architectural features, materials and relationships between buildings and the spaces between them.
- 5.34 Policy HE3 advises of the need for all development proposals to have full regard to the need to protect subterranean heritage assets. The policy advises that on sites where there is, or the potential for, an archaeological heritage asset, applications must include an appropriate desk-based assessment of the asset. As discussed further below in Section 7, it is clear that the site lies within an area of archaeological potential and this potential is addressed above in Section 3. It is understood that the County Archaeologist may well require further investigations prior to the commencement of development, or perhaps a watching brief during works, and it is anticipated that a suitably worded condition will be imposed upon the planning permission and listed building consent.
- 5.35 Again, whilst a number of modifications have been proposed by the Council to many of the above-mentioned policies, and whilst it would appear that the examining Inspectors will be inviting the Council to consider further modifications, it is the case that the over-arching provisions of those policies that seek to, firstly, identify appropriate locations for development and secondly that guide the design, appearance and impact of development will remain unchanged

[The Dover District Heritage Strategy 2013 \(updated June 2020\)](#)

- 5.36 The Heritage Strategy was commissioned by Dover District Council and Historic England to ensure that the heritage of the District plays a clear role in shaping the future regeneration, development and management decisions. The document, acting as a supplementary planning guidance, contains recommendations to ensure that any future policies are based on a clear understanding of the place, its significance and its value and will provide for a useful tool in assisting the Council to achieve their objectives for the protection and enhancement of the historic environment.
- 5.37 In outlining the District's history, the policy document is broken down into a number of themes all, of course, relating to the various typologies of heritage asset within the District. Of relevance to the application proposal will be the discussion of the various 'vulnerabilities', including proposed alterations. Paragraph 5.19 discusses "changes in land use" advising that with the withdrawal of industry in the country, some built heritage assets will be exposed to disuse and neglect.
- 5.38 The reuse of heritage assets is discussed at Paragraphs 6.5 - 6.8 advising that the reuse of heritage assets can lead to heritage-led regeneration, and conversion can often provide more resilient forms of development in the face of climate change. The reuse of existing buildings can also be economically beneficial being that it may be less expensive to refurbish or convert an old structure than to build new,

although this is not necessarily true in this case. Certainly, the retention of historic buildings and features helps older people to retain their own sense of place in an area and thereby brings generations together (Paragraph 6.12):

“... where a ready use cannot be found for a historic building, there is the danger that it will become neglected or eventually derelict and will act as a source of disenchantment. It is important therefore that innovative and transformational solutions are sought to bring historic buildings and sites back into use”.

- 5.39 There is no mention of Chillenden Forge within the document albeit that Chillenden Windmill is highlighted as one of the District’s most important heritage assets. However, as part of the “Objective 1 recommendations”, this supplementary policy goes on to advise that the historic environment should be embraced as an important element in proposals for regeneration and new development and with ‘recommendation R3’ advising that “the sustainable and beneficial reuse of heritage assets, conserving them in a manner appropriate to their significance, should be encouraged in new development and given appropriate weight in making planning decisions”.
- 5.40 ‘Recommendation R4’ goes on to advise of the need for planning applications to provide heritage assessments and with ‘Recommendation R5’ advising that the use of materials should be encouraged in new development that helps to make it more sustainable and foster local distinctiveness.
- 5.41 In the consideration of the District’s Conservation Areas and following on from an identification at ‘Theme 13’, there is a recognition, at Paragraph 7.28, that without Conservation Area Appraisals, it is difficult for decision-makers to understand the special interest of the Conservation Area and, hence, its significance. The ‘Objective 3 recommendations’ therefore include the need for the District Council working with Historic England to prepare Conservation Area appraisals for each of the District’s Conservation Areas. This is reiterated by ‘Objective 4 recommendations’. There is, however, no Conservation Area appraisal for Chillenden.

The National Planning Policy Framework (NPPF)

- 5.42 Paragraph 218 advises that the provisions of the Framework will remain a material consideration and should be taken into account in dealing with applications from the day of its publication. A suite of policy provisions from the Framework will apply to this development proposal and are summarised as follows.
- 5.43 Paragraph 8 emphasises that achieving sustainable development means that the planning system has three overarching objectives which remain inter-dependant and need to be pursued in mutually supportive ways to secure net gains across each of different objectives.

An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity...

A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations and by fostering a well-designed, safe built environment.

An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment including making effective use of land and helping to improve biodiversity.

- 5.44 Paragraph 9 advises that the above-mentioned objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework, but they are not criteria against which every decision can or should be judged.
- 5.45 Paragraph 10 re-emphasises that at the heart of the Framework is the presumption in favour of sustainable development.
- 5.46 Paragraph 11 advises that plans and decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date Development Plan without delay; or
- “Where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”
- 5.47 Paragraph 12 goes on to advise that the presumption in favour of sustainable development does not change the statutory status of the Development Plan which remains the starting point for decision making but emphasises the need for the decision-making process to be considered in relation to up-to-date Development Plans.
- 5.48 Section 4 provides the Government’s policy advice regarding ‘decision-making’. Local Planning Authorities are advised to approach decision-making in a positive and creative way and decision makers, at every level, should seek to approve applications for sustainable development where possible.
- 5.49 In considering the application determination process, Paragraph 47 re-emphasises that planning law requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.50 The weight attributable to draft planning policies in the decision-making process is specifically addressed by Paragraph 48, wherein LPAs may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

- 5.51 However, the Framework continues that within this context – and in particular the presumption in favour of sustainable development – ‘arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:
- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area’
- (Paragraph 49, emphasis added).
- 5.52 The NPPF clarifies at Paragraph 50 that refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or ... before the end of the LPA publicity period on the draft Plan. Where planning permission is refused on grounds of prematurity, the LPA will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.
- 5.53 Section 5 is concerned with the delivery of a sufficient supply of homes. The Government’s objective of significantly boosting the supply of homes is reiterated at Paragraph 60.
- 5.54 Paragraphs 82-84 discuss the issue of ‘rural housing’. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local need. Encouragement is given (Paragraph 83), to locate housing where it will enhance or maintain the vitality of rural communities and planning policies should identify opportunities for villages to grow and thrive especially where this will support local services. Planning should avoid the development of isolated homes in the countryside, unless meeting one of several stated exceptions (Paragraph 84)
- 5.55 Paragraph 109 advises that the planning system should actively manage patterns of growth in support of the Framework’s transportation objectives with significant development focused on locations which are, or can be made, sustainable through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 109 goes on to advise that opportunities to maximise sustainable transport solutions will vary between urban and rural areas and this should be taken into account in both plan making and decision taking.
- 5.56 Making an effective use of land and buildings is the key thing for Section 11. Paragraph 124 advises inter alia that planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs and at (d) “promote and support the development of under-utilised land and buildings...”
- 5.57 Planning policies and decisions are encouraged, at Paragraph 135, to ensure that developments function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development and be visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Developments should also be sympathetic to local character and history, including the surrounding built environment and should establish or maintain a strong sense of place.

- 5.58 Policies relating to the conservation and enhancement of the natural environment are contained at Section 15. When determining planning applications, local Planning Authorities are advised, at Paragraph 186, to have full regard to any biodiversity impacts brought about by development proposals.
- 5.59 Section 16 is concerned with regard to the conservation and enhancement of the historic environment with Paragraph 198 advising that local Planning Authorities should maintain or have access to a historic environment record that should contain up-to-date evidence about the historic environment in their area which should be used to inter alia “assess the significance of heritage assets and the contribution they make to their environment...”.
- 5.60 In determining applications, Local Planning Authorities are advised at Paragraph 200 to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 201 goes on to advise that local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected taking into account available evidence. At Paragraph 203, and in the determination of applications, local Planning Authorities should take account of:
- “(a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - (b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - (c) The desirability of new development making a positive contribution to local character and distinctiveness”.
- 5.61 When considering potential impacts of a proposed development on the significance of a designated heritage asset, Paragraph 205 advises that great weight should be given to the asset’s conservation – the more important the asset, the greater the weight should be. Paragraphs 207 and 208 address circumstances where either “substantial harm” or “less than substantial harm” occurs advising (Paragraph 208) that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use”.
- 5.62 At Paragraph 211, local Planning Authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost with Paragraph 212 advising that local Planning Authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.
- 5.63 Having identified the raft of relevant local and national policies that will be relevant in the determination of this proposal, we now identify the relevant issues and consider the principle of the development.

6. Relevant Issues and the Principle of Development

6.1 Section 38 (6) of the Planning & Compulsory Purchase Act 2004 (as amended) and Section 70 (2) of the Town & Country Planning Act 1990 (as amended) advises that where regard is to be had to the Development Plan for the purposes of determining planning applications, the determination must be made in accordance with the Plan unless material considerations indicate that policies can be set aside. The NPPF, as a material consideration, reiterates this requirement.

6.2 With this mind, and in consideration of the relevant local and national policy provisions as identified above in Section 5 of this statement, it is submitted that the principal issues to be considered in the determination of this application will be:

The principle of the development in this location and the effect of the proposal on the aims and objectives of both the adopted and emerging (local) Development Plans;

Impacts upon the historic environment;

The impact of the development upon the character and appearance of the area;

Access and parking issues and any transportation impacts arising;

The impacts of the development on the biodiversity interests of the area;

The impacts, if any, upon neighbouring property occupiers and the living conditions of future occupants of the development and

Other technical issues arising.

The Principle of the Development

6.3 Despite its location within clearly defined settlement confines, the adopted Development Plan does not support new dwelling provision within Chillenden outside of the 'exceptions' provided by Policy DM1. The proposal will, therefore, give rise to conflicts with the adopted Plan's strategic approach to the location of development.

6.4 Policies CP1 and DM1 are not the only adopted Development Plan policies relevant for determining this planning application. Adopted Policy DM11 seeks to guard against development in the countryside where it would generate a need to travel (unless the development is justified by other Development Plan policies). Policy DM15 advises that proposals which would adversely affect the character or appearance of the countryside will only be permitted if the development were to meet one of the listed exceptions within the policy itself.

6.5 Of particular reference is adopted Policy DM4 which, in considering the re-use or conversion of rural buildings, clearly requires locational consideration and, thereafter, a quasi-sequential approach to the type of use proposed. As Chillenden is not listed within the adopted settlement hierarchy as a 'village' (or one of the other settlement typologies listed), the proposal would automatically conflict with DM4. Furthermore, given the sequential-style approach to the consideration of the use, further conflicts would

arise as a result of the applicants failing to provide evidence as to why The Forge could not be used for an alternative commercial or community use prior to the consideration of a residential use.

- 6.6 To be balanced against these relevant Development Plan policies are ‘material considerations’. Whilst such considerations can include a wide range of factors, here the policies of the NPPF and/ or emerging Local Plan provisions (dependent upon the weight that can be attributed to them) will need to be taken into consideration.
- 6.7 The NPPF underlines a presumption in favour of sustainable development. The NPPF explains that there are three dimensions, or objectives, in achieving sustainable development those being an (i) economic objective (ii) a social objective and (iii) an environmental objective, and in order to achieve sustainable development, gains across all three should be sought jointly and simultaneously through the planning system. However, the NPPF clarifies that “they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area”. (NPPF 9)
- 6.8 The mechanism for applying the presumption in favour of sustainable development for decision making in planning is set out within Paragraph 11d) of the NPPF:
- “d) Where there are no relevant Development Plan policies, all the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”
- 6.9 Footnote 7 to NPPF 11 identifies areas or assets of particular importance as habitat sites (together with those listed in NPPF Paragraph 181) and/ or other sites of special designation such as sites of Special Scientific Interest (SSI) and Areas of Outstanding Natural Beauty (AONB). Such areas or assets can also include Designated Heritage Assets or areas at risk of flooding or coastal change.

The Tilted Balance

- 6.10 The LPA is aware of the many policy conflicts arising between the adopted policies of the Local Development Plan and the relevant provisions of the NPPF and has, for some time now, acknowledged that the Plan is very much out-of-date within the meaning of NPPF Paragraph 11d).
- 6.11 However, we can confirm that the application site is located within an area unincumbered by ‘areas or assets of particular importance’ as identified by the NPPF and, as such, the so-called ‘tilted balance’ in favour of granting planning permission will be fully engaged. The weight attributable to Policies DM1, DM11 and DM15, insofar as they act as a constraint to the delivery of housing in this case, is diminished for decision-making purposes. It is also the case that Chillenden lies outside of the 9km ‘zone of influence’ insofar as the consideration of impacts upon the coastal SPA is concerned.

- 6.12 The relevant provisions of the DM4 are also now considerably out-of-date. Notwithstanding the fact that the proximity of The Forge to Forge House, and available floor space within The Forge, would realistically provide, quite significant, constraints to the consideration of a commercial or community use, the extremely poor state of repair of the building, and the need to find a development that would provide the optimum viable use, is unlikely to extend to a small office or small community facility. There is also the fact that Chillenden Village Hall lies almost opposite the site.
- 6.13 The Reasoned Justification to DM4, at Paragraph 1.16, advises that “special considerations apply to listed buildings where the over-riding issue will be the type of use that gives the best prospect for preserving the building’s special qualities and securing it’s long-term maintenance”. There is, however, no specific provision in Policy DM4 itself that would allow a residential use of a heritage asset to be considered as a priority and without first considering commercial and community uses. Given a suite of relevant national policy provisions, particularly NPPF 84b), the weight attributable to Policy DM4 is, therefore, diminished in the decision-making purposes.

The Regulation 19 Draft Local Plan

- 6.14 With the Council’s review of the adopted Development Plan having now reached the ‘post-Examination’ stage in the Plan’s preparation process, it will be a matter of common ground between the LPA and the applicants that, as part of the planning balance, the relevant draft policies and provisions of the submission plan will now carry quite significant weight. In this regard, the NPPF’s position relative to, both, the provision of rural housing and the requirement to place “great weight” on the preservation of the historic environment has resulted in a very different, and far more positive, approach to the delivery of sustainable development in the Plan area.
- 6.15 Draft Policy SP4 is a NPPF consistent policy, supportive of residential development for infilling of a scale that is commensurate with that of the existing settlement where the site lies within (or immediately adjoining) the settlement confines of the named settlements set out at Paragraph 2 of SP4. Chillenden is one such settlement (and should, therefore, appear within the settlement hierarchy that is yet to be provided as part of the emerging Plan’s ‘main modifications’). The proposed allocation of land at Short Street, as a small housing site, further supports the draft Plan’s acknowledgement that small-scale housing at Chillenden would be sustainable.
- 6.16 Draft Policy HE1 now ‘fills the gap’ insofar as NPPF compliant heritage asset protection is concerned at the local level, acknowledging that proposals which conserve or enhance heritage assets, and that sustain or enhance their significance and make a positive contribution to local character and distinctiveness, will be supported. In particular, HE1 advises:
- “Proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use (sic) consistent with their conservation, will be encouraged.”
- 6.17 Whilst the development proposal would, therefore, have national and emerging (draft) local policy support (even if The Forge was located outside of Chillenden’s proposed settlement confines), it is evident that draft Policy SP4 will fully support this windfall development. This being the case, the relevant criteria set out in draft Policy SP4 is useful in the consideration of the suite of other relevant local and national policy provisions, which we now consider in Sections 7 and 8 below.

6.18 Nevertheless, in the consideration of the principle of development, and in consideration of the necessary 'planning balance', we are mindful of NPPF 50 which, in addressing the issue of 'prematurity' advises:

"Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Plan has yet to be submitted for examination; or... before the end of the local Planning Authority publicity period on the draft Plan. Where planning permission is refused on grounds of prematurity, the local Planning Authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the Plan-making process".

6.19 In full consideration of the above, it is the Applicant's submission that the balance weighs heavily in favour of granting this sustainably designed and located development. In moving to the consideration of heritage asset impacts, we are again mindful of the District's Heritage Strategy where, at Paragraph 6.12, it is advised:

"... where a ready use cannot be found for a historic building, there is the danger that it will become neglected or eventually derelict and will act as a source of disenchantment. It is important therefore that innovative and transformational solutions are sought to bring historic buildings and sites back into use".

7. Appraisal of Impacts Upon the Historic Environment

- 7.1 As identified above in Section 4, national policy provisions require that decision-makers place “great weight” upon a heritage asset’s conservation given that assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. NPPF 205 advises that this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to an asset’s significance.

Assessment of Significance

- 7.2 Before assessing whether any harm arises to an identified assets of heritage value, it is first necessary to understand where the significance lies. The idea of ‘significance’ lies of the heart of Historic England’s Conservation Principles and is a collective term for the sum of all the heritage values that society attaches to a place. Historic England identifies that heritage values can be arranged into four groups:

Evidential value – the potential of a place to yield evidence about past human activity.

Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present – this tends to be illustrative or associative.

Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place.

Communal value – the meanings of a place for the people who relate to it, or for whom figures in their collective experience or memory.

- 7.3 Historic England’s policy document: Conservation Principles, Policies and Guidance, requires applicants to have an understanding of heritage values which, collectively, inform an understanding of the significance of heritage assets. This advice is carried forward by the NPPF, which requires applicants to have an understanding of ‘significance impact’ and also requires LPAs to identify and assess the particular significance of any heritage asset affected (NPPF 201). With this in mind, and in having full regard to Historic England’s Advice Note No. 12 Statements of Heritage Significance: analysing significance in heritage assets, we consider the following.

Assessment of Impacts upon The Forge

- 7.4 As a designated Heritage Asset, The Forge has evidently been recently re-assessed by Historic England as part of their on-going programme of listing updates. This being the case, the listing entry (Appendix 2) is helpful, as a starting point, in understanding the heritage values that contribute to the significance of The Forge and how the application proposals would impact upon this significance.

- 7.5 The listing identifies that the principal values are in the asset’s architectural and historic interest and the reasons for this are evident. The Forge’s architectural interest can, however, be further assessed as a consequence of the applicants having commissioned a structural survey of the building by engineers experienced in assessing buildings of heritage value. A copy of this report, prepared by CTP Consulting Engineers, accompanies this application and aside from the, quite significant, evidence that The Forge is ‘in a bad way’, it is of note that (i) evidence of a brick plinth that ‘thickens’ to the north return has been found, and (ii) mortar in the north face exhibits particles of ash – traditionally used in a mix to help the

set. This is all evidence that supports Historic England’s assessment of the architectural value that contributes to the significance of The Forge.

- 7.6 It is also of relevance that the structural report highlights that the earlier C17 structure is “higher in significance but also suffering from decay the more”.
- 7.7 The historical value is, therefore, evident with the asset itself demonstrating “the important role of small metal industry” within this rural community, thereby providing quite significant illustrative value. In addition, and although considered to be relatively low, a degree of associative value is gleaned from the fact that in, or around, 1921 Mr Percy Hopkins was the blacksmith at The Forge at that time and, no doubt, further analysis of Census data would reveal whether a greater degree of associative value could be considered.
- 7.8 It of course that a moderate degree of evidential value applies, given that The Forge would appear to have still been in operation until the mid-1980s and that this use would have been ongoing, potentially, for some 350+ years.
- 7.9 Whilst evidently in an extremely poor state of repair, The Forge is arguably of moderate aesthetic value. Although very simple in composition ‘the patina of age’⁴ does, it is considered, contribute the aesthetic value, particularly as the building has remained relatively unaltered. Certainly, door and window details would appear to be, for the most part, original.
- 7.10 With The Forge forming a group with ‘The Thatch’, and again with The Forge in operation until relatively recently, the asset does provide for a degree of communal value particularly for any of the longer-term residents of Chillenden who may still have an experience of the working forge or memory of it. Certainly, given the relatively small scale and form of the asset, interpretation of its former use is still recognisable contributing to a collective, or communal appreciation of its retention.

Consequential Impacts

- 7.11 Given the above, the key design principles in seeking to ensure the optimum viable use of the asset and, as a consequence, seeking to ensure a good quality standard of accommodation, were:

To ensure that historic interpretation of both the external character and internal plan form remains possible;

To enable the retention of as much of the building’s fabric as possible (given the conclusions of the structural report), and

To ensure that the ‘replacement’ of the collapsed built form to the rear (which is necessary in ensuring the optimum use of the asset) is carefully designed to allow for the clear interpretation of the historic form as a whole (and as extended in C19).

- 7.12 In our view, the concept is a successful one and one in which allows for the north, south and west elevations of The Forge to remain relatively unaltered. Whilst the replacement of the cart doors would be required in any event, the design solution of ‘half window, half panelling’ will retain the proportions, form and size of the existing opening thereby negating the need for further intervention in these

⁴ Historic England

elevations in which to gain natural light. This feature shall, of course, be 'fixed' with the sliding door mechanism simply retained as an internal feature, again assisting in the future interpretation of the historic use of the asset – see drawing 23110-PL-(00)-0205.

- 7.13 The principal intervention relates to the provision of the rear extension – a necessary element in order to secure the longer-term retention of this asset. Given the extent of degradation, and the level of investment that will be required to prevent the total loss of the building, the LPA will need to favourably consider the provision of additional floor space to enable a viable restoration programme. The accompanying Design & Access Statement (InGrain Architecture) provides a significant degree of detail in relation to how the extension has been designed to respect the asset's simple form and with, in our view, a rather clever solution for its external treatment. In this regard, the use of charred timber boarding on a former forge and a material that is reflective of the dark-stained weatherboarding to be found in the locality, would appear a well-thought through and considered design approach; particularly given that the former structure, in this location, was also constructed of timber.
- 7.14 Internally, and again, due consideration has been given to the need to ensure as little intervention as possible to the historic plan form. With a need to provide some form of private bedroom space, the severance of the late C19 element of the building, whilst retaining the openness of the original C17 element of The Forge, will allow future interpretation of this historic internal space. The proposed glass 'design feature window' at a higher level within the intended partitioning will increase light levels into the proposed bedroom but will also allow a visual understanding of the 'L-shaped' plan form at ceiling level when viewed internally. The level difference between the existing building and the proposed extension to the rear will further assist the interpretation of the historic plan form which will also be evident given the applicants' desire to 'do the right thing' insofar as the cobbled floor is concerned. In this regard, we draw the Conservation Officer's attention to the details as set out in the accompanying Design and Access Statement and would welcome a discussion on site with regard to this particular feature of the asset.
- 7.15 It is, therefore, evident that the repair and restoration work needed to ensure the longevity of this building is extensive and will be costly. Intervention is, therefore, necessary but it is the applicants' submission that the considered way in which the conversion is proposed will not provide for substantial, nor indeed less than substantial harm to the historic or architectural value of The Forge - indeed, the converse is true given that without the proposed intervention, the building is likely to be lost. Given the state of the building, the minimal, additional joinery, the careful consideration of the internal plan form, the intended low-key use of the asset and with the character and appearance of The Forge remaining intact, it is submitted that the development proposal will provide for a neutral impact upon the significance of The Forge when considering the historic (and architectural) evidential, communal and aesthetic values that contribute to the building's significance.
- 7.16 It is, however, acknowledged that the degree of intervention necessary in order to allow for The Forge to become a dwelling (being the optimum viable use) will result in the loss of some fabric - but not to any great extent given that the new rooflights will be installed in a roof that requires significant repair and restoration work in any event. In this regard, we draw attention to the building's planning history (Section 2 above) and the former owner's replacement of Kent peg tiles with additional pantiles whilst still retaining the asbestos sheeting that remains in situ.
- 7.17 In the event that the LPA, as the decision-maker, is of the opinion that the proposals will result in 'less than substantial harm', then it will be necessary to balance any identified harm with any public benefits

that may ensue as a result of the development. In this regard, and without prejudice to the applicants' submission that a neutral impact will ensue, it is submitted that:

The use of The Forge, as a small residential dwelling, would provide for the only reasonably viable use that would secure the retention and future maintenance of this designated heritage asset for the benefit of existing and future generations.

The provision of an additional dwelling will contribute, albeit in a small way, to the District's housing land supply (and the anticipated windfall provision as set out in the emerging Plan).

The use of The Forge as a small residential dwelling is likely to result in far less traffic movements to and from Chillenden, via rural roads, compared to that of any potential commercial or community use thereby reducing harmful impacts upon pedestrian and highway safety, and

The retention of this building, following repair and renovation work, would provide for significant improvements to the character and appearance of Chillenden Conservation Area – all in the interests of the visual amenities of the locality.

7.18 Certainly, it is evident from an assessment of the site's planning history, that The Forge has been in a dilapidated state of repair for a significant period of time and that this would appear to have been a concern to local people. In this regard, we draw attention to the Parish Council's letter (attached at Appendix 3) as a consultation response to the listed building application under DOV/ 91/ 0985 (replacement roof covering) and the Council's comments that "The Council are pleased to see that at last some positive action is being taken to repair this building...". Given that these views were expressed approximately 32 years ago, it is submitted that the fact that the works will retain the building, hopefully in perpetuity, will provide in itself a public benefit that would outweigh any identified harm.

Impacts upon the Conservation Area

7.18 There is no Conservation Area Appraisal for Chillenden Conservation Area and the District Council's revised Heritage Strategy does not provide any specific detail with regard to this particular designated heritage asset. We have, however, identified that there is quite significant historic and evidential value, given documented evidence with regard to Chillenden's history, together with the notable (and notorious) individuals that once held claim to the ownership of the Parish. Clearly, the Conservation Area contains a number of listed buildings and structures which, collectively, contribute to the character of the Conservation Area and given the relatively unaltered character, form and appearance of the more historic buildings, it is evident that Chillenden's Conservation Area is relatively unspoilt.

7.19 We draw attention to the Officer's (Delegated) Report, attached at Appendix 1, in consideration of an application for a two-storey rear extension to the adjoining Forge House, under application DOV/ 17/ 00846. Here, in assessing heritage impacts of this development proposal, the assessing Officer makes reference to the significance of the Conservation Area:

"The significance of the Conservation Area is the charming collection of historic buildings, some of which have unique architectural features, the spaces between the buildings, and the natural beauty of the rural scene, providing an attractive setting to the historic buildings".

7.20 This analysis would, in our view, summarise the key reasons for retaining the status of the area as a Designated Heritage Asset and wherein the historic and aesthetic values appear to be moderately high.

7.21 In this regard, it is the applicants' submission that the way in which it is intended to convert The Forge, and as detailed above (and in the accompanying Design & Access Statement) will not provide for any harm whatsoever, to the character and appearance of the Conservation Area given that these are determining factors in its significance and that, indeed, should the proposed 'intervention' not occur then the loss of The Forge would give rise to adverse impacts upon the character and appearance of the Conservation Area.

7.22 Whilst the loss of any listed building must be considered as regrettable, The Forge is not just another listed residential property but, as the listing highlights, it plays a poignant reminder of small metal industry within rural communities. Given the extremely poor state of repair of The Forge, its loss is inevitable (without intervention) and we are mindful of advice provided in the Framework at Paragraph 212:

"Local Planning Authorities should look for opportunities for new development within Conservation Areas ... and 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."

7.23 Overall, therefore, and in consideration of the most relevant policies of the Framework and emerging (draft) policies of the Local Plan it is submitted that the proposal would have a neutral impact upon the character and appearance of the Conservation Area. As such, the applicants encourage the LPA to consider the relevant policy provisions of NPPF 203 and assist the community in retaining this building of historic and architectural merit.

8. Technical Considerations

8.1 Having considered the principle of the development, and having addressed heritage impacts arising, we now turn to other technical considerations relevant in the determination of this application.

Impact upon Neighbouring Property Occupiers

8.2 The nearest affected residential property is that of Forge House; home to the applicants and who have, as set out above, only recently purchased The Forge having had the long-term aspiration to repair and restore The Forge to prevent its loss. Given the proximity of The Forge to Forge House, it is likely that the future use of the building as a small residential property will give rise to some impacts upon the amenities of Forge House but, given the circumstances, these impacts will not be so significant as to warrant a refusal of planning permission. Certainly, given the size of dwelling proposed and the intention to provide a suitable landscaping scheme, any minor impacts can be mitigated.

8.3 There are a number of other residential properties in close proximity to The Forge but none in such proximity that would give rise to concerns with regard to overlooking, privacy loss or any overshadowing (loss of light) issues. Again, with the proposal providing for a one-bedroom dwelling, the inevitable increase in the use of the proposed garden to The Forge would be relatively low-scale. Given that the proposed access will become a shared drive with the existing vehicular access serving Forge House, it is the applicants' submission that the proposal, as designed, will not provide for adverse impacts upon the residential amenities of neighbouring property occupiers and that the scheme will be considered acceptable in line with draft Policies PM1 and PM2 and NPPF 135f).

Future Occupiers

8.4 Notwithstanding the fact that The Forge is a Grade II listed building, and a relatively small building, the architectural designers have been able to achieve accommodation that meets, fully, the National Technical Housing Standards for a one-bedroom property.

8.5 Ideally, the building would have been designed with level thresholds; both in terms of its principal entrance and internally but given topographical changes between the finished floor level of The Forge and the area proposed for the extension, and in the interests of retaining as much of the historic fabric as possible, it is necessary to retain the small step between the main building and the proposed bathroom/ utility/ entrance hall.

8.6 The garden to be provided will be commensurate to the size of the dwelling and with off-street parking provided, the future occupants of The Forge will enjoy a high-quality standard of accommodation compliant with draft Policy PM2.

Biodiversity

8.7 The application is accompanied by a Preliminary Ecological Assessment and bat survey of The Forge as prepared by KB Ecology.

8.8 The Preliminary Ecological Assessment concludes that the site is unlikely to accommodate protected species and no further survey work is recommended. This extends to bats with a building-specific survey undertaken. In concluding that the surroundings have the potential to support hedgehogs and that work should consider the bird nesting season, it is submitted that the development would not give rise to any concerns with regard to protected species (or habitat).

- 8.9 Despite ‘highlighting’ that two trees exist within the proposed garden to The Forge (shown on ‘Fig.4 of the PEA), these are little more than bushes that would not, as far as we are aware, meet the definition of ‘tree’ for planning purposes.⁵ As such, the development of The Forge will not give rise to any tree loss.
- 8.10 Chillenden lies outside of the 9km ‘zone of influence’ requiring the consideration of mitigation for ‘visitor pressure’ on the coastal Special Protection Area and as such, the applicants will not need to enter into a Section 106 Obligation agreeing to ‘developer contributions’ to the existing mitigation strategy in place.
- 8.11 The development, as a whole, will therefore be compliant with the overarching provisions of draft Policies PM1, SP13 and SP14 NPPF 186.

Access, Parking & Transportation Impacts

- 8.12 The modest scale of the development utilising an existing vehicular access will not give rise to a significant degree of traffic movements or consequential highway impacts that could reasonably be considered as providing “severe impacts” when assessing the scheme against the relevant criterion (j) of draft Policy SP4. The ability of future occupants to utilise either the new Stagecoach Connect bus service or the existing bus service (Route 96) serving Chillenden will provide ‘transport choice’. In any event, the LPA will be familiar with advice provided by the Framework (Paragraph 109) that “opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in ... decision-making”.
- 8.13 The LPA and County Highway Authority will also take into consideration the current, lawful use of the building and any potential for it to be used for commercial/ community uses. In this regard, the provision of a one-bedroom dwelling is likely to give rise to far less vehicle movements than any alternative use, and with two off-street parking spaces proposed (and served by an existing vehicle access) it is submitted that the proposal will not give rise to any conflicts with draft Policies TI1 and TI3 and the relevant provisions of the NPPF.

Archaeology

- 8.14 It is acknowledged that Chillenden lies within an area identified on the draft proposals map as an area of archaeological importance. With this in mind, the application is not accompanied by an archaeological desk-based assessment for two reasons.
- 8.15 Firstly, we draw attention to the Officer’s (Delegated) Report in consideration of the two-storey rear extension to Forge House (Appendix 1) and the Officer’s comments therein that archaeological conditions have not been imposed, in recent times, for either Forge House or the nearby 1 Yew Tree Cottages. In addition, the location of the extension has already been the subject of (a now collapsed) development with the potential that any archaeological deposits may have long since been lost.
- 8.16 Nevertheless, in the knowledge that The Forge lies within an area of archaeological importance, a desk-based assessment would not provide any meaningful information over and above that already on record and should the County Archaeologist believe that investigation is necessary, then a suitably worded condition will be imposed upon a planning permission in any event.

⁵ Distinctive Properties (Ascot) Ltd v Secretary of State for Communities and Local Government. Case No: C1/2015/1102

9. Conclusions

- 9.1 Planning permission and listed building consent is sought for the change of use of Chillenden Forge to that of a one-bedroom dwelling, together with the erection of a single-storey rear extension in order to facilitate the intended use and with minor external alterations. The proposals follow the very recent purchase of The Forge by the applicants (as owners and occupiers of Forge House) and who have had long-term aspirations to repair and renovate this listed building. Having since purchased The Forge and, thereafter, in commissioning a structural report, it has become evident that the repair and renovation work required is significant – and urgent.
- 9.2 In assessing the principle of the intended use against the relevant adopted Development Plan provisions, it is apparent that conflicts will arise. It is, however, the case that the adopted Development Plan is now very much out-of-date and conflicts with the National Planning Policy Framework (recently revised in December 2023). As such, with the review of the Development Plan having reached the post-Examination stage, and with the appointed Inspectors recently confirming the requirements to ensure that the draft Plan can be found sound, significant weight can be applied to the relevant policies that would support; not only the provision of a windfall development in Chillenden but also within a designated Heritage Asset (itself situated within a Conservation Area).
- 9.3 Careful consideration has been given to the proposed use of The Forge which will require an extension to the rear. The justification for the design, form, scale and external appearance of the extension would, it is submitted, meet with the heritage policies of the Framework and the draft policies of the emerging Plan and the scheme has been designed in such a way as to deliver, in the applicants' view, a neutral impact upon the historic environment. However, in the event that the LPA, as the decision-maker, deems that less than substantial harm would occur then it is quite evident that, more than, sufficient public benefits would ensue to mitigate any perceived harm.
- 9.4 The way in which the scheme has been designed will ensure a good quality standard of living accommodation for future occupants whilst ensuring the preservation of the amenities of neighbouring properties. An existing vehicular access will be utilised and with the provision of off-road parking, no conflicts will arise with relevant transportation policies. Furthermore, a full assessment/survey of potential biodiversity impacts has been undertaken and the appointed ecologist has concluded that no such impacts would occur.
- 9.5 NPPF Paragraph 8 advises that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. In this regard, and in meeting the economic objective, it is submitted that the development will assist the Council in supporting local economic growth in the district through the provision of housing to support local facilities and amenities. The development will bring about employment opportunities; both directly through the construction of the development and indirectly by the support given to the local supply chain for building services, materials etc. The additional housing will, of course, provide additional finance to the Council through Council Tax charges and additional housing will support local shops and facilities and services including the new local bus service – both Stagecoach Connect and the local regular service.
- 9.6 In meeting the social objective, the proposal has the potential to provide for a high-quality small dwelling in a relatively sustainable location in the rural area. As such, the development will meet the requirements of the District's SHMA in providing for a one-bed residential unit (an acknowledged shortfall of which

exists). Importantly, the scheme would preserve a designated Heritage Asset for both existing and future generations and without affecting 'the public purse'.

9.7 In seeking to meet the environmental objective, the re-use of a vacant and disused building will reduce the waste that would otherwise be generated should the building collapse and with modern Building Regulations, it will be possible to 'retro-fit' sustainable technologies to improve the thermal efficiency of the building and reduce the reliance on non-sustainable energy resources. A high-quality landscaping scheme can be delivered, and this can include improvements to the boundaries of the property with Forge House importantly bringing benefits to the biodiversity interests of the site. In addition, and given the location of The Forge in relation to two local bus services, future occupants will be provided with 'travel choice' thereby reducing the number of trips to be taken by car and, as a consequence, providing the potential to reduce CO₂ emissions.

9.8 The Planning Balance, therefore, weighs heavily in favour of this sustainable scheme.

List of Appendices

- Appendix 1 - Officer's (delegated) report assessing the proposal at Forge House under DOV/ 17/ 00846
- Appendix 2 - Listing extract (as updated September 2022) for Chillenden Forge
- Appendix 3 - Letter from the Parish Council to the consultation response in relation to application DOV/ 91/ 00985

Appendix 1

Reference Number: 17/00846

Location: Forge House, Goodnestone Road, Chillenden, CT3 1PS

Description: Erection of a two storey rear extension

Policy Context

Core Strategy

DM15

NPPF

Residential Amenity

One of the Core Principles (para 17) seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Design

Part 7, para 58 . Decisions should aim to ensure that developments are visually attractive as a result of good architecture and appropriate landscaping.

Historic Environment

Part 12 , paras 131-134– the desirability of new development in making a positive contribution to local character and distinctiveness.

The general approach to considering applications is set out in para. 132 of the NPPF, and states *“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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.”*

Paragraph 17 of the Planning Practice Guide states that *“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases... It is the degree of harm to the asset’s significance rather than the scale of the development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”*

Planning Act (Listed Buildings and Conservation Areas) 1990

Section 72 (1) requires LPAs to have a duty to respect conservation areas in the exercising of planning functions. It states that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of the area.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that ' In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have *special regard* to the desirability of preserving the building or its setting, or any features of special architectural or historic interest it possesses'.

When evaluating proposals, the statutory duties must be applied, and '*considerable importance and weight*' must be given to any predicted harm.

Representations

No letters of public representation have been received.

Heritage Team - no comments received.

KCC archaeology - no comments received

Parish Council - no comments received.

Planning History

06/00771 - Erection of single storey rear extension and rear dormer roof extension and roof light. GTD

Pre-application advice was given in relation to this current scheme.

ANALYSIS

Site Description:

A detached period house on a corner plot. The ground slopes down hill from front to rear. The road, adjacent to the rear garden slopes down rather steeper than the fall of the garden, resulting in a retaining bank separating the road from the garden, on top of which is a hedge, preventing views into the site from the road.

The property has a dormer and single storey rear extension on the rear elevation.

Within Conservation Area.

Nearby listed building include the old forge building next door, Chillenden House to the rear and The Thatch, to the NW.

Proposal:

Two storey rear extension 5m deep x 7.2m wide, under an asymmetrical ridged roof.

Further porch addition to rear 1.6m deep x 2.1m wide under a symmetrical ridged roof.

Two ground floor windows on NE elevation.

Rooflight on SW roof slope.

Red clay tiles to match existing.

White painted timber casement windows and timber doors to match existing.

Black cast iron rainwater goods.

Impact on Visual Amenity

The extension is a sizable addition to the property by virtue of the depth of roof ridge against the catslide roof slope to the rear. None the less, it is a sympathetic addition, that sits comfortably with the scale, character and appearance of the host building by virtue of its location on the narrowest part of the house, its matching cat slide roof design, matching fenestration and matching materials.

The proposal is accordingly considered not to harm the character and appearance of the rural scene.

Impact on Heritage

The significance of the Conservation Area is the charming collection of historic buildings, some of which have unique architectural features, the spaces between the buildings, and the natural beauty of the rural scene, providing an attractive setting to the historic buildings.

The significance of the neighbouring Listed building lies in its unspoiled historical character and original materials.

The old forge sits close to the north east elevation of the application property, and close to the flank wall of the extension. Nonetheless, the traditional design and materials of the extension, including cast iron rain water goods, clay tiles and timber windows and doors, and its complimentary design to the host building means that it will sit well next to the historic building. Furthermore, the scale of the extension would not overwhelm the scale of the back section of the old forge. Section 66 of the Planning Act (Listed Buildings and Conservation Areas) 1990 act states that *special regard should be had to the desirability of preserving the building or its setting, or any features of special architectural or historic interest it possesses*'. Whilst it is noted that from the NE direction the proposal would be visible within the same context as the old forge building, and will affect its setting, the proposal will cause no harm to the character and appearance of the old forge listed building or its setting.

The proposal would have a neutral impact on the conservation area within which it stands, thereby preserving its special character, in accordance with section 72 of the Planning Act (Listed Buildings and Conservation Areas) 1990 .

The old forge is in a state of disrepair and disused. It has a blank flank wall facing the application property. There is no amenity to be lost by the proposed side facing windows on the NE flank of the proposed extension.

The site is within an area of archeological importance, and the County Archaeologist has been consulted. However, no comments have been made. In line with the permission granting a single storey rear extension in 2006 on this site, and in line with the decision granting an extension to 1 Yew Tree Cottages in 2017 no archaeological condition has been attached to this permission.

Impact on Residential Amenity

There are no residential properties within close proximity of the property to be affected by the proposed extension.

Recommendation

Grant permission

Case Officer - Mrs Hall

Date - 14/09/2017

Appendix 2

Chillenden Forge

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1363249**

Date first listed: **03-Dec-1986**

Date of most recent amendment: **09-Sep-2022**

List Entry Name: **Chillenden Forge**

Statutory Address 1: **Chillenden, Canterbury, Kent, CT3 1PS**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Chillenden, Canterbury, Kent, CT3 1PS**

The building or site itself may lie within the boundary of more than one authority.

County: **Kent**

District: **Dover (District Authority)**

Parish: **Goodnestone**

National Grid Reference: **TR2686653703**

Summary

Blacksmith's workshop. Built in around the C17 and extended in about the mid-C19.

Reasons for Designation

Chillenden Forge, a blacksmith's workshop built in around the C17 and extended in the mid-C19, is listed at Grade II for the following principal reasons:

Architectural interest:

* as a relatively rare and early surviving example of a forge or blacksmith's workshop, built in around the C17 and extended in about the mid-C19, which retains a cobbled floor, furnace, chimney, wheel clamp, casement windows, timber-boarded doors and a cart entrance; * Blacksmith's workshops have suffered high rates of alteration and loss and this freestanding example survives comparatively well.

Historic interest:

* as an interesting and poignant reminder of the important role of small metal industry within rural communities.

Group value:

* with The Thatch, an adjacent C18 house (Grade II).

History

A forge or blacksmith's workshop is a building housing the ironworking processes of a blacksmith where iron objects and farm implements could be made or repaired and horseshoeing could be carried out. Forges required bellows for working the forge, anvils and benches for iron working, as well as wide doorways and access to a water supply. A feature of farms, villages and towns since the medieval period, the number of blacksmith's workshops fell dramatically over the C20 as their use became largely obsolete as new transportation and construction technologies developed. Most of those related to domestic and small industry activities have been converted to other uses, open to dwellings, or have been demolished and replaced. A feature sometimes associated with a forge is a wheel clamp used for putting an iron tyre onto a cartwheel. The hub is inserted into the central hole where it can be fixed with the rim of the wheel lying on the metal plate.

The forge at Chillenden was built in around the C17. The original handmade brickwork laid in English bond can be seen in the rear cross range. English bond brickwork was commonly used until about the end of the C17 (Clifton-Taylor 1972, 249). The cross range is shown on the 1843 tithe map as a rectangular building and described in the apportionments. In about the mid-C19 the forge was extended with an additional north-south orientated range to the west, altogether forming an L-shaped footprint. This addition was built in Flemish bond brickwork and adjoined the west side of the earlier range, which subsequently had the west wall removed to form a single internal space. The forge is shown as an L-shaped building on the 1872 OS map (1:2500) where it is labelled 'Smithy'. By 1897, an enclosed yard or shed had been added at the north-east angle. The building is shown with this footprint on the 1907, 1938 and 1957 OS maps. It was in use as a forge in 1986 when it was listed at Grade II. The roof structure has been at least partly replaced, probably in the C20. In 1991 it was recorded that planning permission was granted for replacement of Kent peg tiles with Roman pan tiles on part of the roof (although the original 1986 List entry describes pre-existing pan tile and asbestos sheet roof coverings at that time).

South of the forge is a former pair of cottages now forming one dwelling called Forge House with a datestone of 1868. Immediately to the north-west of the forge is a Grade II-listed early C18 thatched house called 'The Thatch'.

Details

Blacksmith's workshop. Built in around the C17 and extended in about the mid-C19.

MATERIALS: constructed of red brick with a timber roof structure covered in pan tiles and asbestos sheets.

PLAN: L-shaped in plan comprising a mid-C19 range orientated north-south, fronting on to the village lane, which adjoins a C17 cross range extending from the south end of the east (rear) elevation. A small shed also adjoins the

rear of the forge at the north-east.

EXTERIOR: a single-storey building covered by a hipped roof, which fronts onto the village lane. The main elevation of the mid-C19 range is two-bays wide with a timber-boarded sliding cart door and a segmental-headed five-light casement window. The north elevation is blind (without any openings). This mid-C19 range is built onto the earlier cross range; a buttress in the south elevation appears to mark a joint in the brickwork between the two ranges. The brickwork of the C17 cross range is largely handmade red brick laid in English bond, which contrasts with the mid-C19 brick which is laid in Flemish bond. The south elevation has a brick plinth, a timber-boarded door and a single-light segmental-headed casement window, as well as a blocked opening. A tall brick chimney stack with a clay chimney pot also rises from this side of the building. The east elevation of the cross range has a two-light casement window situated off-centre, which is currently (2022) missing one light and the glazing. This rear elevation appears to retain the original C17 brickwork to the full height of the gable, albeit with some repairs and refacing. The brickwork to the plinth is currently falling away in places. The north wall of the cross range has a blocked window and a door opening where some of the brickwork has fallen away. Attached to the north-east of the building is a timber and corrugated iron shed*, which is currently in a dilapidated condition and is not of special interest. Set into the ground next to the shed is a stone or concrete wheel clamp that would have been used for putting an iron tyre onto a cart wheel.

INTERIOR: the forge contains a brick furnace and chimney and the floor is partly earthen and partly cobbled; the latter to the mid-C19 extension. A scar in the south wall of the building appears to mark the location of the former return wall of the C17 range; this wall was probably dismantled when the mid-C19 range was built adjoining it. The forge is open to a timber hipped roof structure, which has tie beams and collar ties strengthened with iron straps.

EXCLUSIONS * Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the timber and corrugated iron shed attached to the north-east of the building is not of special architectural or historic interest. However, any works to this structure which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require Listed Building Consent (LBC) and this is a matter for the Local Planning Authority (LPA) to determine.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **177920**

Legacy System: **LBS**

Sources

Books and journals

Clijon-Taylor, A , The Pattern of English Building , (1972), 249

Other

1843 tithe map

Ordnance Survey Maps (1:2500): 1872, 1897, 1907, 1938 and 1957.

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry



[Back to top](#)

Appendix 3

Kent District Council
 Planning & Tech. Servs.
 Tel: Northington (0204) 840646

31 OCT 1991

Dir.	Arch	Pln	Engl
Wks	B. Con	Admin	
Copies			
File			S. No

YOUR REF: DOV/91//0985.

Director of Planning & Technical Services,
 Planning Division.
 Dover District Council Offices,
 Honeywood Road,
 Whitfield,
 Dover CT16 3PG.

Attention of Mr. P.H. Wallace.

Dear Sir,

PROPOSAL: TO REPLACE KENT PEG TILES WITH ROMAN PANTILES.
LOCATION: THE FORGE, CHILLENDEEN. CANTERBURY.

Thank you for the above planning application recently sent to this Council dated the 18/10/91.

The Council are pleased to see that at last some positive action is being taken to repair this building, and have no objections to the removal of the Kent Peg Tiles and the replacement with Roman Pantiles, providing they do match the existing Pantiles already in place.

Yours faithfully,



Clerk to the Council.