



Shrubs Corner, Ide Hill, Sevenoaks, Kent TN14 6BS

Heritage Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL Date: March 2024



Introduction:

This Heritage Statement has been prepared in support of the application for alterations and extension to the main house and for the conversion of the existing garage to annex accommodation at Shrubs Corner, Ide Hill.

The requirement of this Heritage Statement stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development to Listed Buildings and within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework 2023 (NPPF) provides the Government's national planning policy on the conservation of the historic environment. Paragraph 200 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 203 of the NPPF requires that Local Planning Authority take account of the desirability of new development, making a positive contribution to local character and local distinctiveness. Paragraph 206 states; that substantial harm to or loss of grade II listed buildings should be exceptional. Paragraph 212 advises that *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, 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 which better reveal its significance should be treated favourably”*.

Site Location and Existing Building:

Shrubs Corner is a detached house, located outside of any defined settlement confines, within the countryside and Metropolitan Green Belt.

The site lies adjacent to a Public Right of Way.

It lies within an Area of Archaeological Potential and within the High Weald National Landscape (former Area of Outstanding Natural Beauty).

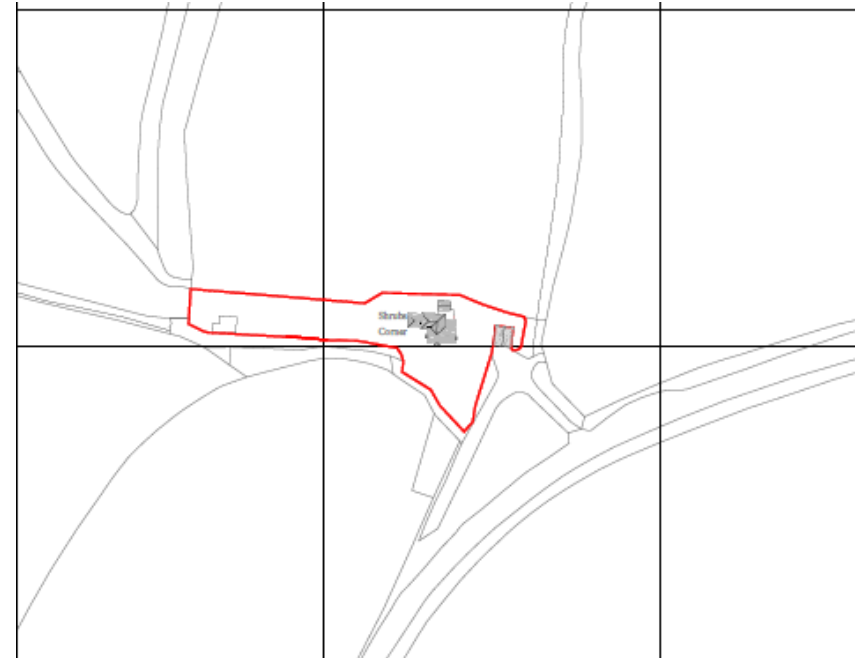
Shrubs Corner is a Grade II Listed Building with the following Listing Description:

1. 5280 CHEVENING WHITLEY FOREST Shrubs Corner TQ 55 SW 46/178

II

2. Cottage of C17 appearance. 2 storeys, 2 windows. High pitched tiled roof sweeping low at back. End chimneys partly rebuilt. Tile hung 1st floor, brick ground floor. Square paned casements. Square bay at ground floor left. Some visible timber-framing with plaster filling on ground floor of right return. Weatherboarding above. Modern rear extensions.

Listing NGR: TQ5063553805

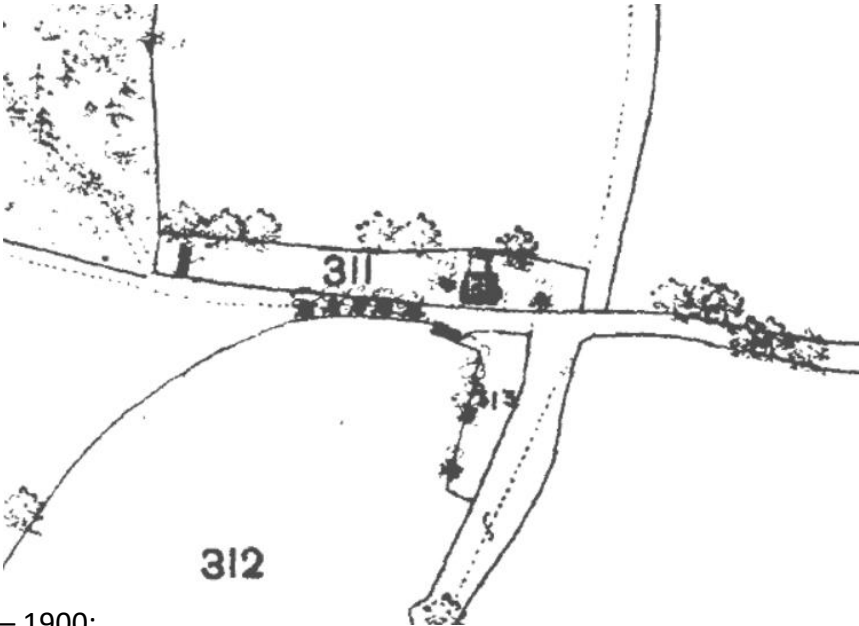


Planning History (continued):

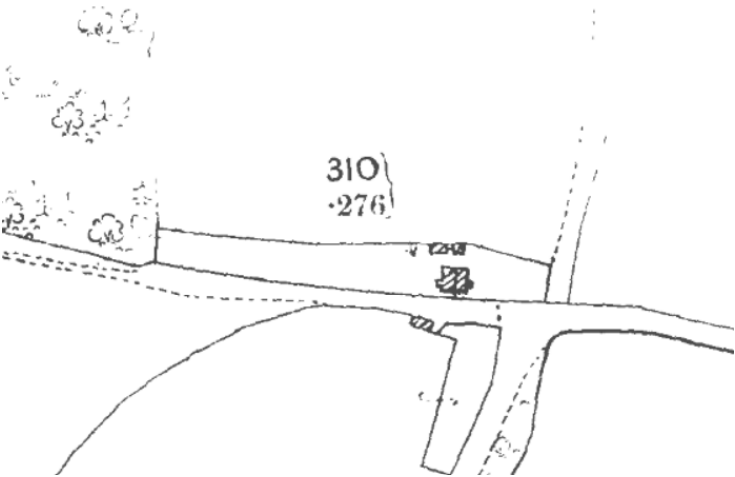
82/1293	Approved 5 th January 1983
Internal and external alterations	
SQ/5/51/198	Approved 4 th January 1951
Alterations and additions	

Consideration of Historic Mapping:

1871 - 1890:



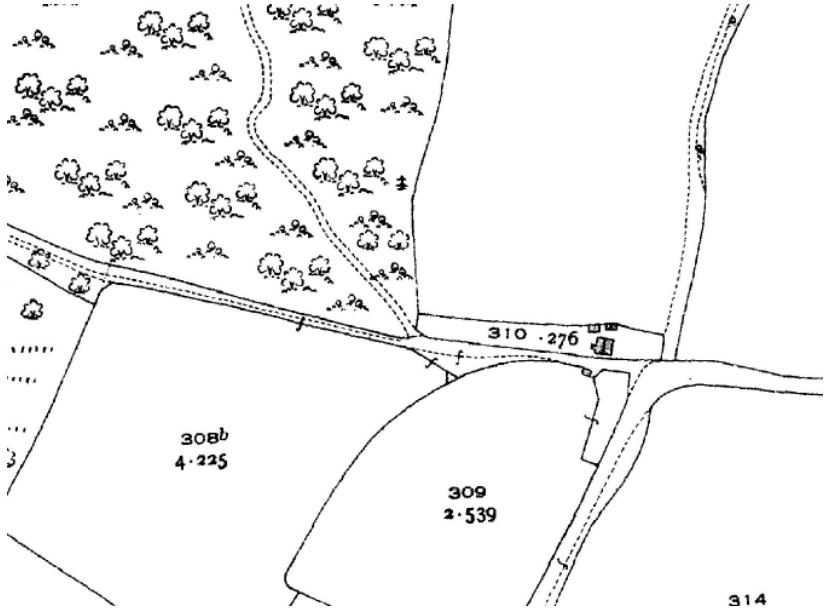
1897 - 1900:



1907-1923:



1940 - 1941:



Consideration of Historic Mapping and Historic Photographs:

1971:



2005:



The historic maps and photographs indicate that there has been little change to the footprint of the house has undergone little alterations in the period covered by the maps/ photos. The 2005 aerial photograph shows the detached garage having been constructed.

Policy Considerations:

Within the National Planning Policy Framework there is a strong presumption against the demolition or alteration or extension of a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Therefore, proposal which would detract from the setting of a Listed Building will not be permitted.

The Listed Buildings and Conservation Area Act 1990 states that proposals should protect the historic character and the setting of the listed building. It is also the duty of the Local Planning Authority to ensure that the character of the Conservation Area should be preserved or enhanced. Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.

Annex 2 of the NPPF defines the significance of the heritage asset as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Additionally, paragraph 205 of the NPPF states that ‘*great weight*’ should be given to the asset’s conservation, with paragraph 208 stating that even less than substantial harm will need to be weighed against the public benefits of the scheme.

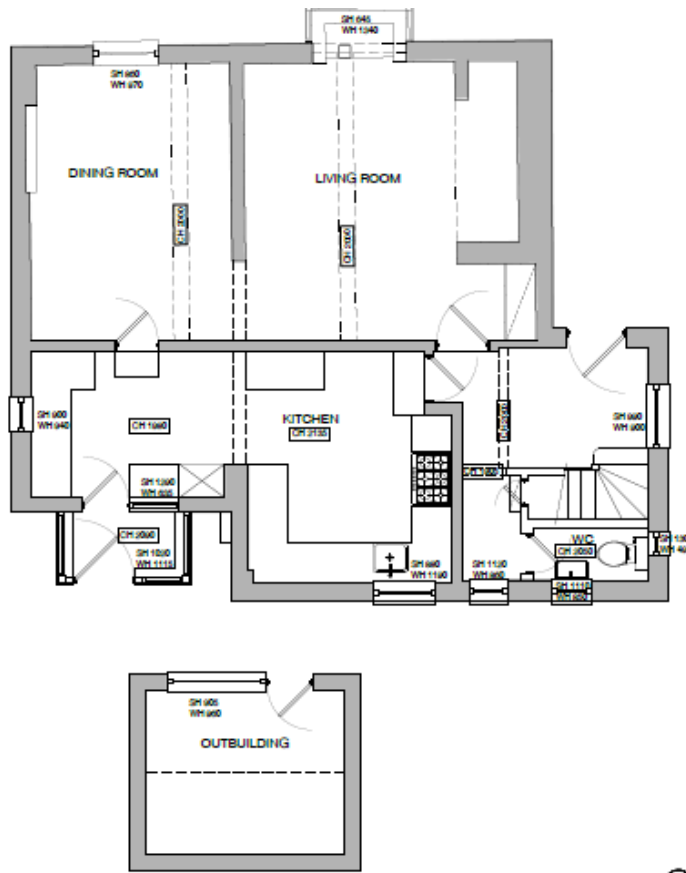
Assessing the impact on the significance of the heritage asset is based on the Historic England guidance and terminology (English Heritage 2008; Historic England 2019).

At a local level, Policy EN4 of the Allocations and Development Management Plan states that proposals will be permitted where the development either conserves or enhances the character, appearance, or setting of the heritage asset.

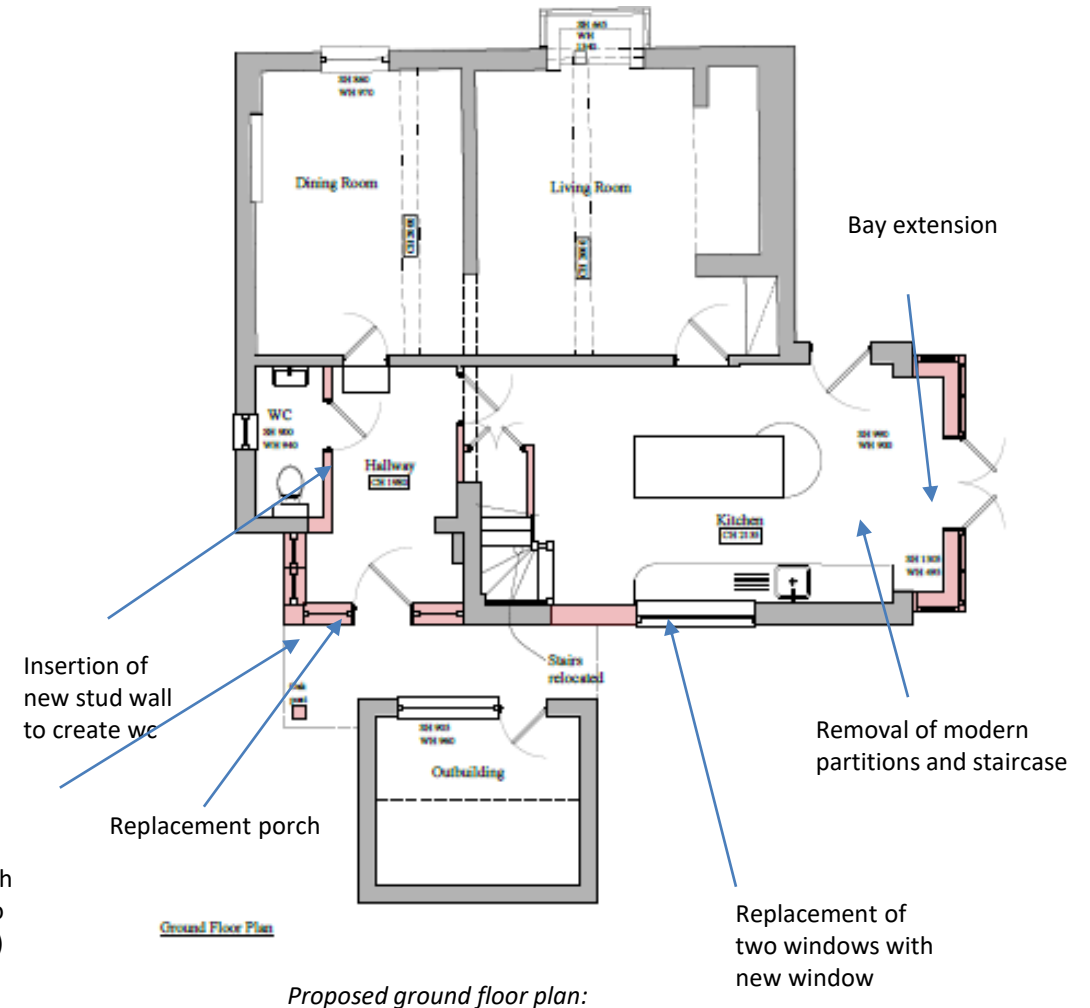
Proposals

The following alterations are proposed:

- Alterations and Extension to House
- Conversion of existing garage to annex accommodation.

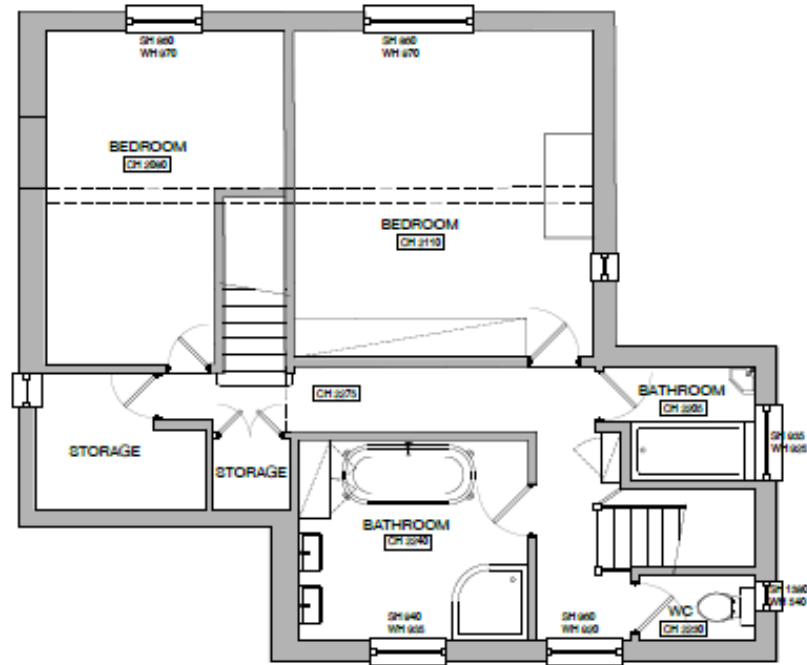


Existing ground floor plan:

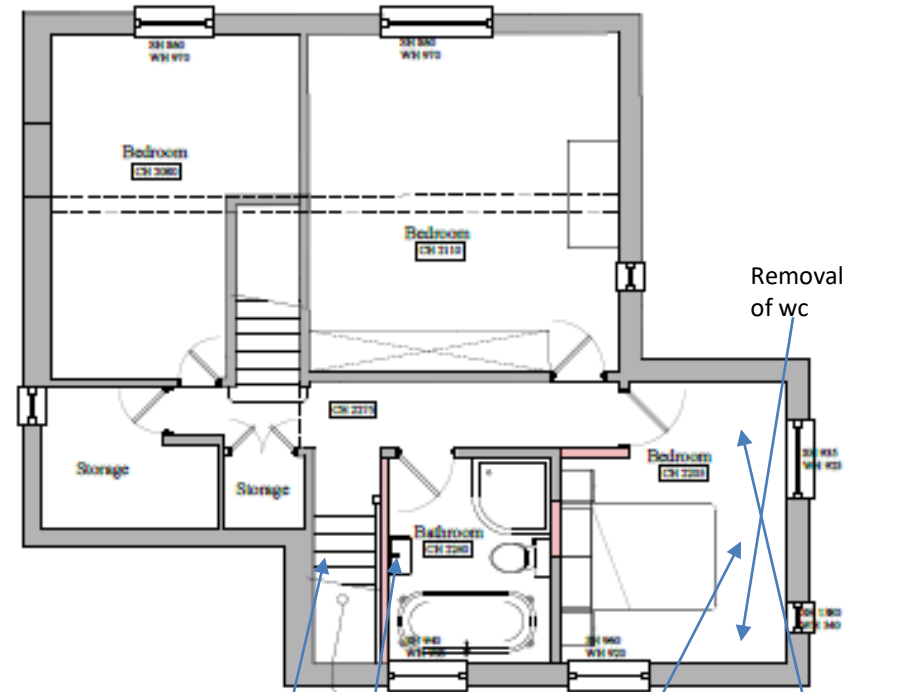


Proposed ground floor plan:

Existing first floor plan:



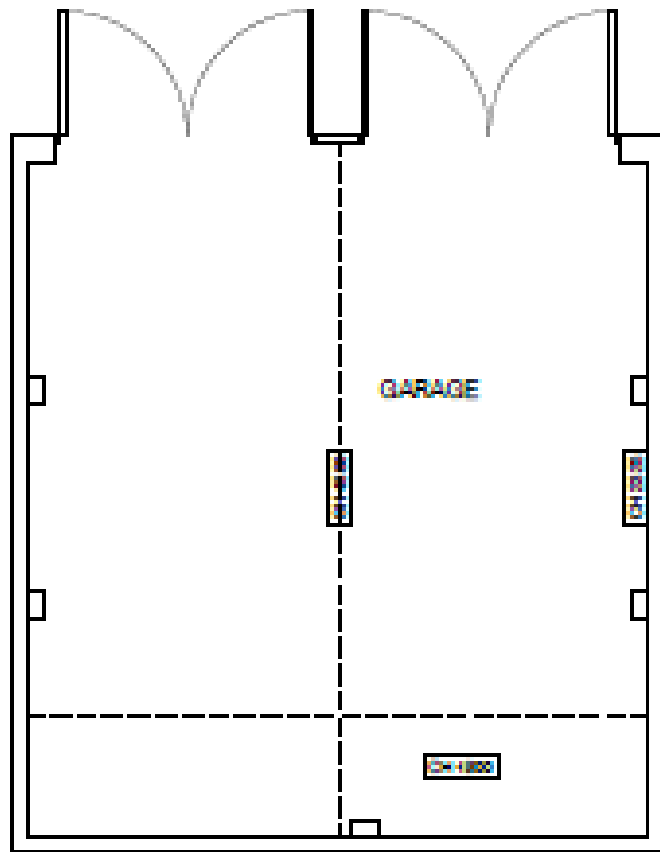
Proposed first floor plan:



First Floor Plan
1:50

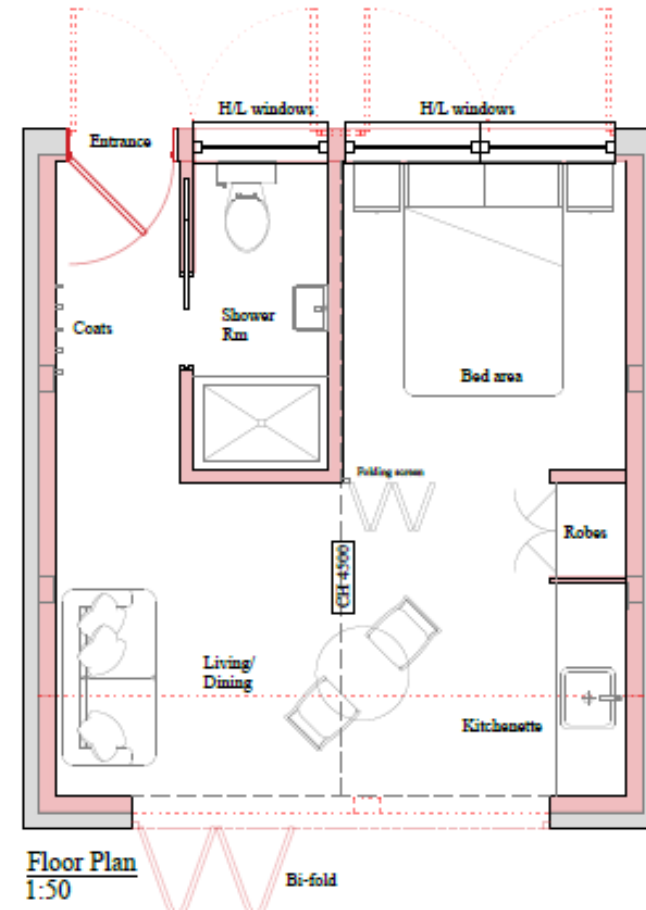
New staircase
Insertion of new stud walls
Removal of staircase
Removal of bathroom
Removal of wc

Existing garage plan:



GARAGE PLAN
1:50

Proposed garage plan:



Floor Plan
1:50

Bi-fold

Impact Upon the Significance of the Listed Building :

The proposal seeks to create a small single storey bay extension to the side of the house. The minor nature of this will appear subservient to the heritage asset and it will be constructed with brick and clay tiles to match the existing dwelling. It is considered that this will have a neutral impact on the significance of the designated heritage asset.

The proposed internal alterations are to modern partitions and interventions and will not harm the significance of the designated heritage asset.

The porch to be reconstructed is a modern addition (83/1275/HIST), and the overall form and design of the replacement porch will result in an improvement to the significance of the designated heritage asset.

It is not proposed to lower the floor level as a result of the proposal, alter any drainage, and run-off from the proposed extension will be directed into the existing.

It is proposed to provide a lightweight covered porch between the main house and the adjacent Victorian outbuilding. In a previous application to relocate the boiler from the dwelling to the outbuilding (14/02495/LBCALT) it is noted that the Conservation Officer acknowledges that this outbuilding is a 'detached outbuilding, which is a listed curtilage building'. In light of the fact that the outbuilding is an historic structure, and that the oak porch will be lightweight, not be attached to the outbuilding, and will therefore not be harmful to the legibility or significance of the heritage asset.

It is proposed to convert the existing garage into annex accommodation. The garage is a modern building that does not have a great degree of heritage value. As such, the proposed works to convert this building will not represent harm to the heritage asset or its setting.

Conclusion:

In accordance with the requirements of paragraph 200 of the NPPF, the significance of the affected heritage asset which will be affected by this proposal has been described.

The proposals will preserve the special architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the proposals are therefore considered to meet the relevant requirements of development plan policies and the NPPF.

The works will also be in accordance with the Core Strategy 2011 and the Allocation and Development Management Plan (ADMP) 2015.



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