

Appendix A - Public Consultation Responses

Row No.	Asset	Summarised Comments	Who	SDC Comments
1	Parkstones/Old Stables Kippington Conservation Area	<ul style="list-style-type: none"> <li>Family live in Coachmans, Clenches Farm Road - pleased to see in the new local list</li> <li>Parkstones also been nominated but there is an administration error (it is NOT a detached house however Eastern part is subject to a planning application 16/02455/House.</li> <li>The application would change the original historic grouping – request that you look at this application and integrity of the conservation zone.</li> <li>The remaining historic setting would effectively lose the protection afforded by the SPD</li> </ul>	Julian Scott	Support noted. Description will be amended to reflect the subdivision of the property into The Old Stables and Parkstone.
2	Parkstones/Old Stables Kippington Conservation Area  Coachmans	<ul style="list-style-type: none"> <li>Listed the Old stables as a detached house</li> <li>The building is actually split into two properties; The Old Stables and Parkstone</li> <li>Parkstone is currently subject to a planning application for a large extension 16/02455/HOUSE – impact the original dwelling.</li> <li>Coachmans – Asset ID: 10628 – refers to the property as semi-detached however it is a detached house.</li> </ul>	Julian Scott	Comments noted. Description will be amended to reflect the subdivision of the property into The Old Stables and Parkstone.
3	Asset ID: 10057 Railings to St Botolphs Road	<ul style="list-style-type: none"> <li>Area is outside of the conservation area</li> <li>AGAINST this nomination – treatment to boundaries should not be restricted outside of the conservation area</li> <li>It should be nominated as a conservation area only</li> </ul>	Darren and Olivia Maddison - <b>Owners</b>	Objections noted. Selection Criteria 16 still appropriate
4	Asset ID: 10210 Webbs Court	<ul style="list-style-type: none"> <li>Including this building on the Local List will impede further development - if listing is deemed a material planning consideration</li> <li>Believe the building has little remaining historic value to preserve</li> <li>Already had extensive alterations (not in original state)</li> <li>Are we not obliged to encourage good quality development</li> </ul>	Darren and Olivia Maddison – <b>Owners</b>	Comments noted. Selection Criteria 1, 9, 11, 16 and 18 still appropriate.

		instead of clogging the system with additional local policies that suffocate progress?		
5	Asset ID: 10541 Ardsheal, 75 Kippington Road, Sevenoaks	<ul style="list-style-type: none"> <li>• Objection to the inclusion of Arsheal in the LocalList</li> <li>• See appendix 1</li> </ul>	Lloyd Deverall c/o A V Architects	Objection noted. Property returned to Selection Panel where it was agreed that the Selection Criteria were no longer justified and therefore the property was removed from Local List.
6	All assets and SPD	<ul style="list-style-type: none"> <li>• Last meeting on 11 October 2016, the SCC gave preliminary consideration to the draft SPD and resolved <ol style="list-style-type: none"> <li>1) To support the principle of the draft SPD insofar as it relates to the town of Sevenoaks</li> <li>2) To submit further representations aimed at strengthening the wording of the draft SPD, the details to be agreed by members prior to submission</li> </ol> </li> <li>• The result of that later agreement by members, although no confirmation was received from the Chamber of Commerce and the District Council's Planning Portfolio Holder properly reserved his position</li> <li>• Consider that unnumbered para 2 on the first page of the draft SPD is misleading in stating that "The Local List does not provide any additional planning controls but..."- we propose that these words should be replaced with: "The SPD provides for limited further planning controls over buildings and other structures on the Local List, which...".</li> <li>• The whole purpose of the Local List is to afford additional protection to its contents</li> <li>• Consider that unnumbered para 3 on the first page (beginning "The inclusion of...") should be amended by the exclusion of its second sentence (beginning "This means...").</li> <li>• The remainder of para 3 would be better located under a new heading "Alterations and Extensions" to precede "Demolitions" on page 4 of the draft SPD</li> </ul>	Charles George, <b>Chairman, Sevenoaks Conservation Council</b>	<p>The following amendments were made to the document to reflect Sevenoaks Conservation Council comments;</p> <ul style="list-style-type: none"> <li>• Para 2 now reads, "The Local List does not require any additional planning permissions to be sought..."</li> <li>• A new heading created 'Alterations and Extensions' as per suggestion.</li> <li>• Amended page 4 'special interest' as suggested</li> <li>• Amended page 4 'incorporates sustainability' as suggested</li> <li>• Comments regarding Article 4 Directions are addressed within the main report</li> </ul>

		<ul style="list-style-type: none"><li>• Consider that in unnumbered para 1 on the fourth page (beginning “Requests for...”) the words “is no longer of special interest...” should be replaced with: “no longer meet the selection criteria...”.</li><li>• “special interest” could be misleading as not defined elsewhere in the SPD</li><li>• Consider that on the fourth page, immediately after unnumbered para 1 (beginning “Requests for...”), there should be a new heading “Planning controls”.</li><li>• Consider that on the fourth page of the draft SPD, and before the heading “Demolition”, there should be a new sub-heading “Alterations and Extensions”, followed by: “When a planning application is made for a property on the Local List, or an application which will affect the setting of a locally listed property then any potential alterations or extensions will be looked at by the Council with regard to the potential impact of any development on the heritage significance of that property, including its setting. This accords with the first part of Policy EN4 –Heritage Assets in the ADMP”</li><li>• Fourth page of the draft (unnumbered para 5, beginning “Where development...”), we agree with the representation of the Sevenoaks Society that the words “and incorporates sustainability” should be replaced with “and constitutes sustainable development”.</li><li>• The draft SPD relating to Article 4 directions should be substantially strengthened</li><li>• “The Council could use....” is too tentative and could put at risk the rationale for having a Local List. We suggest amended wording under the sub-heading “Article 4 Directions” as follows: “The Council will monitor the risk and effects of development on locally listed properties and where there appear to be threats to locally listed properties</li></ul>		
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		<p>resulting from permitted development they will use Article 4 directions to remove the permitted development rights of individual properties or classes of properties in accordance with the advice given by Historic England in their ‘Good Practice Guide’”.</p> <ul style="list-style-type: none"> <li>• If the local planning authority considers that exercise of permitted development rights could be detrimental to the locally listed property, the remedy lies in use of an article 4 direction at the outset</li> <li>• We consider that there is a real risk that the Local List may be undermined by the use of permitted development rights</li> </ul> <p>Consider that to be a price that may have to be paid to ensure that the Local List provides effective and timely protection of heritage assets</p>		
7	Asset ID: 10634 Boundary wall 17 Bradbourne Vale Road.	<ul style="list-style-type: none"> <li>• Formally object to the proposed listing – especially regarding the section in Bradbourne Vale Road</li> <li>• Small section of the wall was replaced in by standard bricks some time ago</li> <li>• Structural integrity of the wall in Bradbourne Vale Road is poor – bowing or bulging of the wall (risk of collapse)</li> <li>• Entrances to the properties are too narrow making it difficult to enter and exit.</li> <li>• Section in Bradbourne Vale Road is less prominent than the section up St. Johns Road</li> <li>• The wall is unsightly and I do not see how listing it will add any value to the area or the properties mentioned above</li> <li>• It will add an additional administrative and financial burden on the owners of the properties of 17 to 23 Bradbourne Vale Road in terms of the upkeep of the wall which I can’t afford and I am sure that my neighbours will agree</li> </ul>	Niko Karakostas and Jodi Cahill - <b>Owners</b>	Objections noted. Selection Criteria 16 still appropriate.
8	Asset ID: 10634 Boundary wall 17 Bradbourne Vale	<ul style="list-style-type: none"> <li>• Received a letter from the Sevenoaks District Council in October titled: “Sevenoaks District Council Local List Public Consultation Boundary Wall alongside 17 to 23 Bradbourne</li> </ul>	Niko Karakostas	Officers arranged a telephone meeting to discuss concerns raised. The extent and impact of the Local Listing status was

	Road.	<p>Vale Road”</p> <ul style="list-style-type: none"> <li>• Not able to make the Saturday morning Surgery on the 22<sup>nd</sup> October due to a prior engagement.</li> <li>• <b>Is the nomination appropriate?</b> No real information provided on the website explaining the historical or architectural significance.</li> <li>• <b>Any questions that I may have?</b> Please could you provide information supporting the proposed listing as I don't understand why it has been proposed for the listing? As the homeowner of 17 Bradbourne Vale Road, on which a part of this wall sits, please could you provide the legal implications of the listing? How does this impact on my rights over my property? Will it restrict my ability to develop the property?</li> <li>• Unfortunately, until there is clarification on these matters I would have to oppose this listing.</li> </ul>		explained and further written representations were invited but not received.
9	17-23 Bradbourne vale road, tn13 3qq	<ul style="list-style-type: none"> <li>• Formally object the proposed listing of the boundary wall alongside 17-23 Bradbourne Vale Road</li> <li>• See it as no value to the residents – only will restrict us in the future on any alterations needed in the future</li> <li>• Wall on st johns is not unattractive but the wall outside 17-23 Bradbourne vale roads is quite unsightly</li> <li>• It is very difficult to enter and exit the drive from either end – wall entrances narrow and in awkward positions</li> <li>• Would like to hope that the residents that could potentially afford to remodel the entrance to make it more user friendly</li> </ul>	Jacqui Cramer	<p>Objections noted. Selection Criteria 16 still appropriate.</p> <p>Any future development proposals that require planning permission will be considered in line with government planning guidance. The extent and impact of the status of locally listed Public benefits that ensure the longevity of a heritage assets</p>
10	Asset ID: 10138 Uplands, The Vine	<ul style="list-style-type: none"> <li>• Objection to the inclusion of Uplands, The Vine on the Local List</li> <li>• See Appendix 2</li> </ul>	Neil Edwards on behalf of Justin Lloyd-Williams - <b>Owner</b>	Further information noted. Property returned to Selection Panel and in light of new information Selection 3 and 11 no longer justified and deleted. Selection Criteria 18 retained and asset remain on

				Local List.
11	Asset ID: 10472 95 Dartford Road, Sevenoaks	<ul style="list-style-type: none"> <li>• Objection to the inclusion of 95 Dartford Road on the Local List</li> <li>• See Appendix 3</li> </ul>	Luke Jacob on behalf of Mr and Mrs Cornwell-Kelly - <b>Owners</b>	Objections noted. Property sent to Selection Panel. Selection Criteria 1 valid. Selection Criteria 9 valid. Selection Criteria 14 there is strong supporting evidence. Selection Criteria beyond doubt. Remain on Local List.
12	83, 85, 87 and 91 Bradbourne Park Road, Sevenoaks, TN13 3LQ	<ul style="list-style-type: none"> <li>• Pleased that these buildings which are full of character are being considered</li> <li>• Slightly worried as how this might affect future development e.g. a further house being built in the rear gardens area or extending the size of number 91</li> <li>• Like to draw your attention to the triangular plot of land opposite my buildings on the corner of Woodside Road and Bradbourne Park Road.</li> <li>• This plot of land is a real asset to the local area, it is grassed and planted with trees and is used regularly by locals, for children to play and even have picnics in the summer – it is a rare green space in the heart of the town</li> <li>• Wondered why consideration has not been given to listing this open space?</li> <li>• Spoken to some local residents about this and they to feel that consideration should be given to have this area listed to retain such a wonderful local asset.</li> </ul>	David Lambourne - <b>the owner of houses 83,85,87 and 91</b>	Support noted. Plot of land to be considered in future.
13	Ashley & Riftwood, Grassy Lane, Sevenoaks, TN13 1PL	<ul style="list-style-type: none"> <li>• Wish to object the property Riftwood on the Local List</li> <li>• Ashley and Riftwood are semi-detached properties</li> <li>• Main building is Edwardian - recently neighbour at Ashley has added a sizeable extension to the side and the owner of Riftwood has added a conservatory at the rear</li> <li>• Original building has therefore been changed considerably</li> <li>• At this particular time local listing is not appropriate</li> </ul>	Cook Taylor Woodhouse Solicitors on behalf of Mike Rudd ( <b>owner of Riftwood</b> )	Objections noted. Selection Criteria 11, 13 and 18 still appropriate.

		<ul style="list-style-type: none"> <li>• If this proposal had come before the alterations and additions he probably would have not objected to it</li> <li>• Too late for local listing</li> <li>• Sufficient powers under the existing Planning Laws</li> </ul>		
14	5 Eardley Road, Sevenoaks	<ul style="list-style-type: none"> <li>• Details of this properties' historical importance in this list indicate that it is only the facade of the building which is relevant - it is our understanding that this is already protected by the fact that Eardley road is a conservation area.</li> <li>• Concerned that any new planning applications might be considered less favourably</li> <li>• Since the beginning of the last century the site has been in continuous use as a veterinary practice and the building and surrounding land have undergone many substantial alterations.</li> <li>• Would like reassurance that these essential business considerations are taken into account when the property is assessed for inclusion in the list.</li> </ul>	Trevor Robinson, Robin Sarchet and John Dickson - <b>Landlords</b>	Objections noted. Selection Criteria 2, 14 and 18 still appropriate.
16	Asset ID: 10047 Bowerwood House	<ul style="list-style-type: none"> <li>• In order for the Trustees at Harrison institute to consider the matter, more detail needs to be provided</li> <li>• Following areas require information: <ol style="list-style-type: none"> <li>1) Criterion 7 - Designed by an architect of national or local importance. <b>Please would you identify the architect and explain his "national or local importance"</b>.</li> <li>2) Criterion 14 - Important association with the development of the town or its social or cultural history. <b>Please would you explain the "important association"</b>.</li> <li>3) Criterion 13 - Association with an important national or local historic figure or event. <b>Please would you identify the "important national or local historic figure or event"</b>.</li> </ol> </li> </ul>	Harrison Institute	Directed to the interactive map which set out the information requested.

15	<p>User ID: 10047 Bowerwood House, ST Botolph's Road, Sevenoaks, Kent, U.K. TN13 3AQ</p>	<ul style="list-style-type: none"> <li>• Are opposed very strongly to such listing on the basis that the criteria have not been satisfied.</li> <li>• Criterion 4 – “Built 1920-1938. An outstanding example of the style of the period.” - The building is a mock-Tudor design and, as such, it is derivative and cannot be considered an example of an original architectural style The Council’s own Sevenoaks Residential Character Area Assessment states that the style is “derived” - document also states “The character of this part of St. Botolph’s Road is unified not by the buildings themselves, but the verdant vegetation and the discrete appearance of buildings.”</li> <li>• Criterion 7 – “Designed by an architect of national or local importance” - Charles J Cable FRIBA is understood to have designed Bowerwood House. He was a local architect of some note who was also a notable local public figure - Bowerwood House was designed by Dr. James Harrison and not by Charles Cable. While Mr. Cable would have been responsible for drawing the final plans, James Harrison designed the property</li> <li>• Criterion 13 – “Association with an important national or local historic figure or event” – Planning Policy team states “relates to the well known local Harrison family and their development of the Scientific Institute which Bowerwood House houses. Specifically the Harrison Institute was founded by Dr James Harrison in 1930 as the Harrison Zoological Museum. Based at Bowerwood House” - the Trustees are in full support of the work carried out by the Harrison Institute, they do not feel that the creation of the Trust is “an important local historic event” - Harrison Institute is involved in scientific research in the Old World tropics and subtropics and, as such, has no particular relevance to the local area</li> <li>• Criterion 14 – “Important association with the development</li> </ul>	<p>James Stephen <b>Chairman of Trustees Harrison Institute</b></p>	<p>Objections have been noted. Property was returned to Selection Panel who were presented with further information from the Sevenoaks Society regarding the history, some of which was gleaned from the Harrison Institute website and directly contradicted the submission. It was concluded that all four Selection criteria remained valid and that asset should remain on Local List.</p>
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17	Asset ID: 10643 96 Weald Road	<ul style="list-style-type: none"> <li>• Officially object to 96 Weald being included on the Local List</li> <li>• Unconvinced that the criteria upon which this designation was established has been met</li> <li>• A significant degree of, documented, development has occurred to the individual properties means the uniformity of the terrace has totally disappeared.</li> <li>• Do not want any definition change to our home's status to hinder any development aspirations (requiring planning)</li> </ul>	Owen West - <b>Owner</b>	<p>Objection noted. Selection Criteria 1, 10 and 14 still appropriate.</p> <p>This enquiry and subsequent correspondence with Mr West was dealt with via a Service Request.</p>
18	Asset ID: 10643 96 Weald Road	<ul style="list-style-type: none"> <li>• I would like to know what planning and development restrictions would be applied if property was on local list</li> <li>• Cannot accept any change to the status without a full and thorough understanding of what the change of status for my property means</li> <li>• Worry over minor changes and making cottages uniform - at the point of purchase property was not included in the list</li> <li>• Face the situation of having chosen our home in the belief that planning would be permissible at a future date and our home becomes a place that cannot grow with the needs of my family and resale</li> </ul>	Owen and Anna West	See above
19	96 Weald Road Asset ID: 10643	Further to the below, for which I have yet to receive feedback from anyone at the council, the letter states my home is "already a heritage asset"; having checked the searches	Owen and Anna West	See above

		<p>undertaken this year on my home, I have found no such definition. Therefore, please can you send me the confirmation documentation to this end as, clearly, there is either a definitional mistake in you having used this term or the search company I used when purchasing my home has erroneously supplied results to me and I will need to take legal action against them with the letter you supplied me as the evidence of such.</p>		
20	The Granville School	<ul style="list-style-type: none"> <li>• Should not be included on the proposed list</li> <li>• The original builder does not carry the same pedigree of historic interest - main building was originally a family home but not the work of a renowned architect</li> <li>• The quality of education is of concern and the need to have the latest technology and facilities is essential – this requires the need for future investment and modernisation of the building</li> <li>• Granville School has added modern and sympathetic designed buildings - The recent planning application (SE/15/03937/FUL) is the latest improvement to the site.</li> <li>• Critical it maintains full flexibility within the planning protocol – need to modernise and adapt to health and safety requirements, to deliver the highest educational practices</li> </ul>	Vikki Seymour	Objection noted. Selection Criteria 2 and 11 still appropriate.
21	The New Beacon School	<ul style="list-style-type: none"> <li>• Such status will be material from a planning perspective, in addition to the normal considerations applied to an application.</li> <li>• Main Building is withheld from registration - potential impact on a building of non-designated status will outweigh the benefit to the School and community that proposed development would deliver in terms of planning decision.</li> <li>• Maintain dialogue with Sevenoaks District Council as you may be able to provide additional reassurance over planning matters.</li> </ul>	Stuart Hammond – <b>Business Manager, The New Beacon School</b>	Comments noted. Main school building still meets Selection Criteria 2, 7, 9 and 14. Chapel still meets Selection Criteria 3, 9, 11 and 14.

		<ul style="list-style-type: none"> <li>Chapel has been similarly nominated to be registered on the list of buildings of local architectural or historical interest.</li> <li>Assume that chapel development would be subject to different parameters than other school buildings</li> <li>If we agreed that the Chapel should be included on the list, would the planning restrictions referred to be applied to other buildings on site as well?</li> </ul>		
22	The New Beacon School, Main Building	<ul style="list-style-type: none"> <li>Delighted that the main building is being considered for inclusion HOWEVER concerns with the planning restrictions for future alterations</li> <li>Legal requirements will result in the need to adapt the building</li> <li>Concerned that planning permission for external adaptation may be declined</li> <li>Withhold property from inclusion on the list</li> </ul>	Stuart Hammond – <b>Business Manager, The New Beacon School</b>	Comments noted. Main school building still meets Selection Criteria 2, 7, 9 and 14. Chapel still meets Selection Criteria 3, 9, 11 and 14.
23	63 Oakhill Road, Sevenoaks	<ul style="list-style-type: none"> <li>Entrance gate to no 63 Oakhill Road being nominated to be included on the Local List</li> <li>There is NO entrance gate</li> <li>Clarify this ASAP</li> </ul>	Liselotte Nevison - <b>Owner</b>	63 Oakhill Road consulted in error
24	Longspring, Oak Lane, Sevenoaks	<ul style="list-style-type: none"> <li>Not the only one on the driveway that represents some basic history of the local area</li> <li>House at the entrance to the track and also Longspring Wood (the original manor house, we understand) are also both of relevance – why are they not included?</li> <li>Conversion from two cottages to one house has been done well is very inaccurate - you have not seen the inside of the house- many windows are rotting, there is damp and original fireplaces in the bedrooms have been boarded up or removed</li> <li>Much needs to be done to make it environmentally viable</li> <li>Currently have planning permission in place to build a</li> </ul>	Georgia and Alistair Webster - <b>Owners</b>	<p>Objections noted. Selection Criteria 3 and 18 still appropriate.</p> <p>Local List status does not affect approved planning applications.</p>

		<p>double height extension and make several internal room changes</p> <ul style="list-style-type: none"> <li>• Would your inclusion of the house on the Local List prevent us from carrying out the building works as already agreed by you?</li> <li>• If so, that would cause us great problems and we would without doubt have to sell the house.</li> <li>• It does not cater for the modern needs of a family home and it is expensive to run.</li> <li>• It does not retain many of the original features inside and the outside is in dire need of updating</li> </ul>		
25	48 Oakhill Road, Sevenoaks, TN13 1NS	<ul style="list-style-type: none"> <li>• Does not want to be listed on the local list</li> <li>• Contemplating selling soon</li> <li>• Potential buyers would view the list as a hurdle to overcome if the wish to extend</li> <li>• Is aesthetically suitable for further extension</li> </ul>	W.A.Davies - <b>Owner</b>	Objection noted. Selection Criteria 4, 11 and 18 still appropriate.
26	Christ Church, United Reformed Church, Sevenoaks Corner of London Road and Kippington Road	<ul style="list-style-type: none"> <li>• Delighted to be included on the Local List</li> </ul>	Alan McKenzie – <b>Church Treasurer</b>	Support noted.
27	Boundary wall to 17 to 23 Bradbourne Vale Road, Sevenoaks, Kent, TN13 3QQ	<ul style="list-style-type: none"> <li>• Pleased that Sevenoaks Society instigated the Local List</li> <li>• Hope it will keep places of interest in the town</li> <li>• SO much has already been lost</li> </ul>	Joanne Randles	Support noted.
28	93 Oakhill Road, Sevenoaks, Kent, TN13 INX	<ul style="list-style-type: none"> <li>• Do not want to be included on the Local List</li> <li>• Allowed mirror image sister of our house to be knocked</li> </ul>	Amanda Redgate	Objection noted. Selection Criteria 3, 13 and 18 still appropriate.

		down and replaced a development of two new rather uninspiring houses.		
29	3 Vine Avenue, Sevenoaks, TN13 3AH	<ul style="list-style-type: none"> <li>Do not want the property to be included on the Local List</li> </ul>	Hugh Knight – <b>Owner</b>	Objection noted. Selection Criteria 4 and 18 still appropriate.
30	Hollym, Clenches Farm Lane, Sevenoaks, TN13 2LX	<ul style="list-style-type: none"> <li>Selected for the List under the following criteria: <ol style="list-style-type: none"> <li>Built 1920-1938. An outstanding example of the style of the period.</li> <li>Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area</li> </ol> </li> <li>Flattered by the nomination however wonders what the long term implications of the Local List are</li> <li>Substantial part of the house is mock Georgian style and was extended in 1985 - it is not truly original and therefore does not fall into category 4.</li> <li>The property will soon have to be re-roofed and insulated and the parapets re-capped - whether a listing will help myself or a future owner to do this</li> <li>Will have to apply for planning permission when or should I decide to carry out maintenance or alter the property?</li> <li>In addition have built two properties in a similar style to Hollym at the bottom of the garden - achieved an excellent energy rating which they hope to do with Hollym in the future although a listing may prevent this.</li> <li>Replace the conservatory for an orangery that will be more efficient in terms of energy, would this be possible?</li> <li>Withdraw from the Local List</li> </ul>	Charles Murdoch - <b>Resident</b>	Objection Noted. In light of further information provided property was re-examined by the Selection Panel and has been withdrawn from the Local List.
31	Hazelbourne, Hitchen Hatch Lane Sevenoaks TN13 3AY	<ul style="list-style-type: none"> <li>The property is not representative of a Victorian, Arts and Crafts House – been substantial changes and numerous alterations</li> <li>Does not find the response adequate to the question that</li> </ul>	Darren Starr - <b>Resident</b>	Objections noted. Selection Criteria 2, 10 and 15 still appropriate.

		were raised		
32	Hazelbourne, Hitchen Hatch Lane Sevenoaks TN13 3AY	<ul style="list-style-type: none"> <li>Concerned that inclusion on the Local List could have material negative asset valuation ramifications and what this means for potential planning development</li> <li>In the process of drafting a potential planning application - this list adds confusion to this decision and can significantly reduce the value of my property</li> <li>Questions: Will there be compensation regarding any asset value destruction? What protection is being offered to the property owners? Is Sevenoaks offering to provide legal advice to the property owners?</li> </ul>	Darren Starr - <b>Resident</b>	There are no additional planning burdens on properties so there is no legal or financial help or compensation offered to owners of proposed locally listed buildings by Sevenoaks District Council. This is because, outside of the defined permitted development schedule in the General Permitted Development Order of the Town and Country Planning Act 2015, properties throughout England have no automatic right to development
33	Asset ID: 10360 Linton & Hazelbourne Hitchen Hatch Lane Sevenoaks TN13 3AY	<ul style="list-style-type: none"> <li>If this asset was on your Local List then would I be able to add an extension to increase the size of the accommodation?</li> <li>Any other implications that he should be aware of that could have either an adverse or beneficial effect on my asset?</li> </ul>	David Dye - <b>Resident</b>	All applications are dealt with on a case by case basis and Sevenoaks District Council offer a pre-application service to householders who have definite proposals for small scale development.
34	Asset ID: 10360 Linton & Hazelbourne Hitchen Hatch Lane Sevenoaks TN13 3AY	<ul style="list-style-type: none"> <li>If Linton is locally listed - means that any changes to the building which would not “conserve and enhance” the character and appearance of the building are likely to be resisted by SDC.</li> <li>Has strong concerns about being put on the Local List</li> <li>Eight points which demonstrate that Linton is not of local heritage value: <ol style="list-style-type: none"> <li>1) Been subdivided into two properties – altered the character with internal and external alterations</li> <li>2) SDC state - “the whole is situated within the original curtilage shared with 35 Mount Harry Road” – this is incorrect - Linton and Hazelbourne each have their own</li> </ol> </li> </ul>	David Dye - <b>Resident</b>	Objections noted. Selection Criteria 2, 10 and 15 still appropriate.

		<p>curtilages</p> <p>3) Some A&amp;C features are still in evidence, quite a number have been lost or compromised</p> <p>4) Linton has been significantly altered at roof level compared to its original form - the roof would have originally had a hipped end, meaning that the existing gable has been added later.</p> <p>5) it is significant that the map published by SDC does not include the single storey extension, indicating that the Council's assessment of the building is neither complete nor accurate.</p> <p>6) Hazelbourne has a flat roof kitchen extension.</p> <p>7) Both Linton and Hazelbourne have modern, single storey garages in their front gardens which were not part of the original setting</p> <p>8) Linton cannot be seen from Hitchen Hatch Lane because of its elevated position, mature trees and a curved driveway - If the building cannot be seen, is there a need to make it a heritage asset?</p> <ul style="list-style-type: none"> <li>• heritage value has been greatly compromised over the years</li> </ul>		
35	Foxwold on Gracious Lane	<ul style="list-style-type: none"> <li>• Just come off the phone with someone in the office</li> <li>• Unable to attend the Surgery planned</li> <li>• Book a time to discuss what the local list means for Foxworld</li> <li>• Wednesday first thing or on Thursday and would be grateful if this could be arranged.</li> </ul>	Anthony Blee - <b>Resident</b>	Emailed to arrange.
37	Pillar box/ letter post box	<ul style="list-style-type: none"> <li>• Last year they launched a policy with Historic England to ensure boxes across the country are preserved</li> <li>• Policy states that post boxes are kept in place unless exceptional circumstances necessitate their removal or relocation</li> <li>• Policy means that further official listing of post boxes is</li> </ul>	James Mitchell - <b>Employee for royal mail</b>	Objection noted. The initiative with Historic England is welcomed although the SDC Local List is about identifying assets that make a positive contribution to the townscape and this remains the case of the post boxes identified.

		<p>unnecessary</p> <ul style="list-style-type: none"> <li>• Around 120 officially listed post boxes around the UK</li> <li>• Post boxes are outside the jurisdiction of local listing schemes and Royal Mail reserves the legal right to remove or alter boxes if necessary</li> </ul>		
38	Solefields Lodge	<ul style="list-style-type: none"> <li>• First concern - how the choice to place our house on to this list has occurred?</li> <li>• Solefields lodge is a split semi-detached residence - completely refurbished by our family over the past few years – various modern attributes</li> <li>• House offers no significant heritage benefit other than its 'good looks!'</li> <li>• undertook a major excavation to look for artefacts relating to the Battle of Solefields – nothing was found</li> <li>• The local list will be, an imposition on our rights over our freehold and non listed property</li> <li>• Need to understand why this is important and also how we were suddenly chosen for the list - Nobody has the right to be on the property to undertake any surveys</li> </ul>	James and Vicki Watson – <b>Residents</b>	Objection noted. Photo removed from the document and the surveyors reminded that any photographs be taken from the public realm. Selection Criteria 3, 11 and 18 still appropriate.
39	Ridgelea	<ul style="list-style-type: none"> <li>• Concerned for the future of the property</li> <li>• Want to vote no for the property being on the locallist</li> </ul>	Elaine Hayward - <b>Resident</b>	Objection noted. Advised comments would be included in the final report to Members.
40	6 Six Bells Lane	<ul style="list-style-type: none"> <li>• Would like clarification on what it means regarding future renovations</li> </ul>	Vida - <b>Resident</b>	Clarification provided.
41	All assets	<ul style="list-style-type: none"> <li>• Comments include: <ol style="list-style-type: none"> <li>1) Are austerity measures still in place in Sevenoaks Council?</li> <li>2) Exercise seems to be a duplication of the Sevenoaks Residential Character Assessment Adopted 2012</li> <li>3) Personal experience is that Sevenoaks Planner Dept is staffed by obstructive bullies who believe their ownPR - proposed document will simply provide the planning</li> </ol> </li> </ul>	Mike Legon - <b>Resident</b>	Comment noted. Advised comments would be included in the final report to Members.

		<p>department with another excuse to be obstructive</p> <p>4) Is the historical building currently being used as the Adult Education centre in Bradbourne Road on the proposed list?</p> <p>5) Can you please send the link to the draft Supplementary Planning Document?</p> <p>6) What is required to would you require not accept this policy?</p> <p>7) Please provide you views on the future of the Adult Education Centre in Bradbourne Road</p>		
42	71 Bradbourne Park Road	<ul style="list-style-type: none"> <li>• Frustration that they did not know the local list existed</li> <li>• The photograph of the house on the website pre-dates them buying the house</li> <li>• The fact that the property is subject to potential additional planning constraints is the sort of issue that you would want to uncover during the house buying process</li> <li>• Attach is a copy of the Local Authority Search received when the property was purchased</li> <li>• It's clear that the concept of the Local List was already in existence, and the property was on it.</li> <li>• Near-derelect building and gone through an expensive renovation to bring the house back to its Victorian magnificence</li> <li>• The house is not finished – may require planning permission in the future</li> </ul>	Tim Mottram <b>Resident</b>	Comment noted. Advised comments would be included in the final report to Members. Selection Criteria 2, 9, 11 and 17 still appropriate.
43	Asset ID: 10579 – Pemberton, 63 The Rise Sevenoaks	<ul style="list-style-type: none"> <li>• Property removed from the Local List</li> <li>• This building is not an example of this period, as the property was initially built in 1946 and the extension featuring on your website photo was built in 1956</li> <li>• The craftsmanship and materials used are certainly not meeting the 1930s characteristics.</li> </ul>	Jorgen Kjaersgaard <b>Resident</b>	Comment noted. New information noted. Property returned to Selection Panel. Selection Criteria 4 no longer valid but asset now justifies Selection Criteria 6. Selection Criteria 11 and 18 remain appropriate and therefore property remains on Local List.

44	All assets and SPD	<ul style="list-style-type: none"> <li>• The Sevenoaks Society has been delighted to be able to collaborate so constructively with the District Council in preparing the Local List</li> <li>• Produced is a valuable asset and will help in creating a better understanding and consensus about what aspects of the town’s built environment are most important to protect and conserve.</li> <li>• So much voluntary effort has been expended in the preparation of the list we are keen to ensure that it is taken forward and put into operation in the most effective way possible</li> <li>• Number of suggestions for how the drafting might be improved and one major reservation in relation to the provision on the use of Article 4 Directions</li> <li>• Agreed that one of the distinctive features of Sevenoaks lies in the variety and quality of its boundary walls and railings</li> <li>• One key element that set it apart for local listing was its ‘completeness’ in the sense that it had its original pattern windows, doors, traditional roofing materials, etc.</li> <li>• Permitted development and planning applications could harm or remove valuable heritage assets</li> <li>• Urge the Council to substantially strengthen the provision in the draft SPD relating to Article 4 directions</li> <li>• Make clear in the SPD that it will monitor the effect of the local list and where there are threats to locally listed assets from permitted development they will introduce an Article 4 Direction to remove the relevant permitted development rights</li> <li>• Allow the Council to consider any proposed changes in the light of their impact on the heritage significance of the asset, as part of a planning application.</li> <li>• Amendment to third paragraph - were to be moved to appear under a heading of ‘Alterations and Extensions’ and</li> </ul>	David Green - <b>Responding on behalf of the Sevenoaks Society</b>	Comments noted and there have been small alterations in the wording of the SPD to reflect comments although the larger issues surrounding Article 4s are dealt with in the body of the report.
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		<p>to precede the paragraph titled 'Demolition'.</p> <ul style="list-style-type: none"> <li>• Amendment to 'and constitutes sustainable development' instead of 'and incorporates sustainability features'.</li> <li>• Misinterpretation of the statement in paragraph 2 that the local list 'does not provide any additional planning controls' - amended to indicate that no additional planning consents would be required.</li> </ul> <p><b>See attached submission on Article 4 Directions, appendix 4</b></p>		
45	The Old Library, The Drive, Sevenoaks, Kent, TN13 3AB	<ul style="list-style-type: none"> <li>• Feel that the nomination is appropriate and that we have no objection to being included in the local list</li> </ul>	Louise Fiksen - <b>Resident</b>	Support noted.
46	Boundary Wall to the New School at West Heath	<ul style="list-style-type: none"> <li>• Support being included on the Local List</li> <li>• Wish for this status to be protected for this wall for the future.</li> </ul>	Angela Shaw - <b>Resident near the wall</b>	Support noted.
47	83 Oakhill Road	<ul style="list-style-type: none"> <li>• Do not wish to be included on the Local List</li> </ul>	Peter Knight - <b>Resident</b>	Objection noted. Selection Criteria 2 and 18 still appropriate
48	Halfway House Public House, London Road. Sevenoaks TN13 2JD	<ul style="list-style-type: none"> <li>• See attached appendix 5</li> </ul>	<b>On behalf of the owner</b>	Noted. Property returned to Selection Panel to consider the further representations but concluded that all three Selection Criteria remain valid and therefore asset should remain on Local List.

49	64 High Street	<ul style="list-style-type: none"> <li>All ready in Sevenoaks Town Centre conservation area – see no need for further protection</li> <li>Object to being put on the Local List</li> </ul>	Andrew Golding - <b>Resident</b>	Objection noted. Selection Criteria 2 and 18 still appropriate.
50	24 Gordon Road, Sevenoaks, TN13 1HE.	<ul style="list-style-type: none"> <li>Support the local listing of our railings at 24 Gordon Road, Sevenoaks, TN13 1HE.</li> <li>As part of the Sevenoaks Society historical research team I support all the items on the list- I have personally researched many of the roads and houses etc. It is an excellent project.</li> </ul>		Support noted.
51	95 High St. Sevenoaks.	<ul style="list-style-type: none"> <li>The fabric of the building, and most significantly the attractive windows to the front on the first and second floors, is largely original - agrees that special consideration should be given to those features if and when any changes may be proposed.</li> <li>The actual shop front itself is a product of the 1960s or 70s. It bears no resemblance to the original Public House frontage</li> <li>If ever any proposal is put forward in the future to change the shop front itself, then that proposal should be considered purely on its own merits, with no regard to the existing shop front.</li> <li>Fully support the efforts of the Council and the Sevenoaks Society to maintain the character and beauty of our town</li> </ul>	<b>Resident</b>	Further information noted and property sent to Selection Panel. Description amended to state shop front modern and information that property served as a Public House called 'The Oddfellows and Foresters Arms' from 1891 to 1955 deemed relevant and included in 'Reasons for Inclusion'
52	Lulworth Cottage, 142 London Road	<ul style="list-style-type: none"> <li>Support the proposition to be included on the Local List</li> </ul>	Linda Porter <b>Resident</b>	Support noted
53	Flat 1, The Old Courthouse	<ul style="list-style-type: none"> <li>Its is called The Old Courthouse OR The Old Police station, not The Old Courtroom</li> <li>Next door property was purchased by the local authority 2 years ago but it is unused except as a display area for second-hand cars which obstruct the footpath and</li> </ul>	James Taylor <b>Resident</b>	Clarification of name noted and amended on Local List.

		endanger pedestrians.		
54	72 Bradbourne Road, Sevenoaks TN13 3QA	<ul style="list-style-type: none"> <li>• Support that property is on the Local List</li> <li>• The house (now 72 and 74 Bradbourne Road) was divided into two separate dwellings c.1914</li> <li>• In 1911-13 the house was owned by Arthur Hickmott, a significant but neglected figure in the town</li> <li>• Delighted with the Local List</li> </ul>	David Killingray <b>Resident</b>	Support noted.
55	1a Plymouth Drive	<ul style="list-style-type: none"> <li>• Do not believe their wall should be included on the Local List</li> <li>• previously owned 1 Plymouth Drive as well from 2009</li> <li>• Wall for 1a Plymouth Drive has further cracks and holes (pictures also attached) and at a further date may need repairing.</li> <li>• If repairs are needed, it would be more expensive and time consuming if the wall were listed</li> <li>• Should the Council and Sevenoaks Society deem this to be a key part of Sevenoaks history expects them to agree to meet any additional costs for repair when and if needed.</li> </ul>		Objection noted. Selection Criteria 16 and 19 still appropriate.
56	Boundary wall to the New School at West Heath	<ul style="list-style-type: none"> <li>• Support the inclusion of the asset</li> <li>• Better if the wall was to be repaired as part of this process - it has been damaged in places by fallen trees.</li> </ul>	Caroline de la Hunty - <b>Resident opposite the wall</b>	Support noted.
57	Otia Tuta, Grassy Lane, Sevenoaks, TN13 1PL	<ul style="list-style-type: none"> <li>• Support the asset being included on the Local List</li> <li>•</li> </ul>	Frederick Alistair Johnson - <b>Resident</b>	Support noted.
58	Webbs Court, Buckhurst Avenue, Sevenoaks, Kent, TN13 1LZ	<ul style="list-style-type: none"> <li>• Do not agree with Webbs Court being included on the Local List</li> <li>• The building has been the subject of multiple evolutions, changes, re-purposing and modifications over many decades.</li> <li>• Been subject of recent fully approved evolutions and as</li> </ul>	Justin Kelsey <b>Resident</b>	Objection noted. Selection Criteria 1, 9, 11, 16 and 18 still appropriate.

		<p>such the building is now a highly invested in property.</p> <ul style="list-style-type: none"> <li>• To maintain the value and utility do not want to see the building placed into a list that would potentially deter future investment.</li> <li>•</li> </ul>		
59	Ragstone Wall at Webb's Court, Buckhurst Avenue, Sevenoaks, Kent, TN13 1LZ	<ul style="list-style-type: none"> <li>• Agree with the asset being on the Local List – as do not want development to affect the ragstone wall</li> </ul>	Justin Kelsey <b>Resident</b>	Support noted.
60	Full Point, Clarendon	<ul style="list-style-type: none"> <li>• Support the asset to be included on the Local List</li> </ul>	Eveline Cruickshanks <b>Resident</b>	Support noted.
61	Iron railings along 9-23 Argyle Road, Sevenoaks	<ul style="list-style-type: none"> <li>• Support the asset to be included on the Local List</li> <li>• Great if the council encouraged the railings to be painted all the way along so they do not corrode</li> <li>•</li> </ul>	Penny Kempe-Lee <b>Resident</b>	Support noted.
62	Belmont, The Vine, Sevenoaks	<ul style="list-style-type: none"> <li>• Object to the inclusion in the strongest possible way</li> <li>• An attempt by the council to impose illegal planning restrictions</li> </ul> <p>1) Surrounding Developments While Belmont does overlook the Vine, it will soon be surrounded on both sides by apartment buildings. The development of Ragstones, to the immediate south of Belmont, will certainly damage the amenity of our own home and garden. The council were either powerless or not minded to do anything meaningful to prevent this. Immediately to the other side of our home, there is currently a planning application for the conversion of Uplands House into flats, with the construction of an additional house on that plot.</p> <p>2) No Basis in Law</p>	Mr & Mrs Plowman – <b>Owners</b>	Objections noted. Selection Panel consider original assessment appropriate..

		<p>Do not believe that there is any basis in law for the Sevenoaks Society, nor the so-called "panel of experts", to make judgements that will impact how both the Town and District Council will view future planning applications</p> <p>3) History of Belmont</p> <p>Website states that our home has been nominated because of its "association with an important national or local historic figure or event." - history of Belmont is hardly remarkable</p> <p>Built around 1878 by a foreign fruit merchant to house his family</p> <p>Understand that the property has been used for both domestic and commercial purposes.</p> <p>Has no connection with the Vine cricket pitch which predates the house by hundreds of years</p> <ul style="list-style-type: none"><li>• Would reluctantly have to consider taking legal action (including full cost recovery) - against the council to protect from these prejudicial and illegal planning restrictions being imposed</li></ul>		
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Appendix 1  
Ardsheal, 77 Kippington

**Objection to the proposed inclusion of Ardsheal, 75 Kippington Road, Sevenoaks in the Proposed Locally Listed Buildings, Structures and Open Spaces being prepared by Sevenoaks District Council.**

Prepared by: Neil Edwards of AVArchitects  
On behalf of: Mr Lloyd Deverall  
Date of site visit: 14<sup>th</sup> November 2016  
Date of document: 21<sup>st</sup> November 2016  
Document reference: 16039-OLL.pdf  
Proposed Sevenoaks Asset ID: 10541  
Full Address of property: Ardsheal,  
75 Kippington Road,  
Sevenoaks,  
Kent,  
TN13 2LN.

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1.0 Introduction

Our client Mr Lloyd Deverall received a letter from Sevenoaks District Council dated 7<sup>th</sup> October 2016 informing him that it is proposed that his property be included on a list of buildings of local architectural interest. Although Mr Deverall enjoys his property and has spent a great deal of time and money on improving the gardens that surround the property he has never considered the architectural value of the property to warrant greater protection from insensitive development than that afforded by the property being within the Kippington Conservation Area.

2.0 Description of Property given in councils Locally Listed Buildings document

Two storey detached 1920s house with forward projecting hipped wings. Red brick in Flemish bond, with raised rusticated feature quoins, brick on edge window heads and brick on edge and tile drip sub cills. Low pitched roof plain tiled roof generous eaves and decorative plaster/render modillion block cornice/ eaves soffits. A pair of tile hung dormers to front roof pitch. Brick arched porch with rusticated pier and dentil course string and canted brick cornice. One and two light modern replacement windows with leaded lights.

### 3.0 Reason why the council believe the property should be locally Listed

The property has been listed as an asset under 2 categories:

4. Built between 1920-1938. An outstanding example of the style of the period.
18. Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

### 4.0 Planning history of the property excluding works to trees

<u>Date</u>	<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Mar 2006	06/00705/CAC	Demolition of existing detached garage	Withdrawn
Mar 2006	06/00707/FUL	Sub-division of existing plot and erection of 1 house at rear.	Withdrawn
Mar 2006	06/00703/FUL	Demolition of existing detached garage and rebuilding of new double garage	Withdrawn
Jun 2006	06/01556/FUL	Two storey side extension & internal alterations & provision of dormer windows & velux to roof as amended 09 August 2006	Granted
Sep 2006	06/02355/FUL	Divide existing plot (no. 75) to form new rear plot for new house	Withdrawn
Jun 2007	07/01862/FUL	Demolition of existing detached garage & shed/summer house and creation of new semi detached garage. Also alteration of existing dwelling roof with three new traditional dormers introduced.	Withdrawn
Jun 2007	07/01863/CAC	Demolition of existing detached garage & shed/summer house and creation of new semi detached garage. Also alteration of existing dwelling roof with three new traditional dormers introduced.	Withdrawn
Sep 2007	07/02740/FUL	Demolition of existing detached garage & shed /summer house and creation of new semi detached garage and family room/playroom. Also alteration of existing dwelling roof with three new traditional dormers introduced.	Granted

## 5.0 Reason for objection to the proposed local listing.

Is Ardsheal outstanding architecturally? Does it contribute significantly to the streetscape?

To these questions the council believe the answer to be yes and therefore wish to have a greater level of control over the development of the property.

However we believe that sufficient control is afforded the council by the fact that the property is within the Kippington conservation area and is highlighted within the Kippington Conservation Area Appraisal and Management Plan as being a building contributing to character and is within an important grouping that includes the grade 2 listed Kippington House and other surrounding buildings.

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### Kippington Conservation Area Appraisal and Management Plan

It is puzzling that the building is now being referred to as “an outstanding example of the style of the period” but there isn’t a single photograph of it in the Kippington Conservation Area Appraisal and Management Plan where one would expect an outstanding building to be highlighted.

It is also confusing how Ardsheal has been put forward as needing to be locally listed however several other buildings which have been highlighted as buildings that contribute to character as shown on Map 5 of the Kippington Conservation Area Character Appraisal are not being put forward as requiring local listing, including the buildings either side of Ardsheal.

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We believe that Ardsheal is a large, robust, nicely detailed property from the 1920’s however we don’t believe that it is outstanding. It has already evolved to become more suitable for 21<sup>st</sup> century living having been significantly extended in 2007/08 under granted planning permissions 06/01556/FUL & 07/02740/FUL and internally retains little of the 1920’s original.

Therefore we would like to see greater information on why there is the belief that Ardsheal is outstanding and also why other buildings that are highlighted as contributing to character within the conservation area are not.

The photograph that has been included as part of the asset ID page is somewhat misleading as it is taken at an angle that ensures it doesn’t show the two storey side extension to one side of the building or the garage to the other. One of the nicest aspects of Ardsheal is actually how the building sits within the landscape with sufficient space to the southeast to allow views down the slope to the north eastern boundary.

Below are sections of the description of the property given by the council and our responses:

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“A pair of tile hung dormers to front roof pitch”.

These are not original. They were added in 2007/08 when the large double storey extension was added to the southeast elevation together with garage and family room to the northwest elevation.

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“One and two light modern replacement windows with leaded lights”.

Every single window at Ardsheal has been replaced with double glazed units.

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Our client agrees with the council’s refusal to allow subdivision of the plot that was applied for by previous owners of the property. In the Kippington Conservation Area – Planning guide the architectural description of the conservation area is characterised by large individually designed houses standing in substantial plots, surrounded by mature planting.

Hypothetically, if Ardsheal was demolished and replaced with a design of similar scale and massing but inspired by the many Art and Crafts homes that are well represented in the area, would this contribute more or less to the streetscape? It could even be that a replacement dwelling sufficiently better than Ardsheal might one day become a listed building.

We believe it is a large individually designed house standing on a substantial plot that is what is significant about this asset not the building that currently sits on the plot. Its contribution to the streetscape currently is a combination of our client’s investment in his garden and the scale and massing of the home not its architectural quality.

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Our clients main concern however is that in the future there might be the need to add a further two car garage that would be in the southern corner of the site screened from the street by mature hedge planting and at level, which would minimise its visual impact. The garage accommodation would therefore be set in front of the buildings principal facade line so as not to obstruct the existing views through the site. As previously written one of the nicest aspects of Ardsheal is actually how the building sits within the landscape with sufficient space to the southeast to allow views down the slope to the north eastern boundary.

There are many examples in the conservation area where garages have been set in front of the buildings principle facade line. We believe that a garage could be sensitively incorporated into the southern corner with consideration given to planting and ridge height. Our client would like reassurance that local listing would not prohibit this sort of development.

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## 6.0 Conclusion

Mr. Deverall would request that Ardsheal is not included as a locally listed building. Many of the building's attributes highlighted in the Council's write-up were the major renovations made in 2007/08. In fact, the strength and imposing nature of the house on its large plot arose mainly from the substantial, sympathetic add-ons made in 2007/08 and the recent sizeable investment in the garden, lawns and landscaping.

Mr. Deverall is of the opinion that Ardsheal's impact on the townscape, street scene or appearance of the area is already protected and established within the Kippington Conservation Area Appraisal and Management Plan. Sufficient control of insensitive development is already in place.

**Objection to the inclusion of Uplands, The Vine, Sevenoaks in the Proposed Locally Listed Buildings, Structures and Open Spaces being prepared by Sevenoaks District Council.**

Prepared by: Neil Edwards of AVArchitects  
On behalf of: Mr Justin Lloyd-Williams  
Date of document: 18<sup>th</sup> November 2016  
Document reference: 16020-OLL.pdf  
Proposed Sevenoaks Asset ID: 10138  
Full Address of property: Uplands,  
The Vine,  
Sevenoaks,  
Kent,  
TN13 3SY.

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**1.0 Introduction**

Our client Mr Justin Lloyd-Williams received a letter from Sevenoaks District Council dated 7<sup>th</sup> October 2016 informing him that his property had been included on a list of buildings of local architectural interest.

Mr Justin Lloyd-Williams as the owner of the property wishes various elements in regard to the historic development of the property and its current condition to be considered with regard to the architectural quality of his property as an asset and therefore its worthiness for inclusion as a locally listed asset. He is also puzzled as to why his property warrants greater protection above that already afforded by the property being within the Vine Conservation Area.

**2.0 Description of Property given in councils Locally Listed Buildings document**

Detached house in Arts & Crafts style, built 1901/3, two-storey and attics. Ground floor red brick, first floor tile-hung, tiled roof. Main feature is a three-storey off-centre gabled entrance bay with six-panelled recessed door under three-centred stone arch with small stone mullioned window to right; either side a dogleg stair with iron railings to first floor tile-hung pent-roofed bay with side entries, and three two-light casement windows with divided fanlights. Above is wide timber-studded gable with an eight-light mullioned window. To left is two-storey gabled bay with timber-studded gable and three-light casement window in tile-hung first floor. Current owner believes that there were substantial additions including external staircases added 1950-1970.

### 3.0 Reason why the council believe the property should be locally Listed

The property has been listed as an asset under 3 categories:

3. Built 1900-1919 (early C20th). Retains original features. Quality distinguishes it from other buildings of the period in Sevenoaks.
11. Exhibits important characteristics of design, decoration, craftsmanship or use of materials.
18. Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

### 4.0 Planning history of the property

<u>Date</u>	<u>Reference</u>	<u>Description</u>	<u>Decision</u>
Jul 2001	01/01467/FUL	Conversion from three flats back into a single dwelling.	Withdrawn
Sept 2007	07/02113/FUL	Removal of existing ragstone wall & replacement of same to include new gates and railings	Approved
Oct 2007	07/02911/DETAIL	Details pursuant to condition 2 (Samples of the material to be used for the wall) of SE/07/02113/FUL	Approved
Jul 2013	13/01843/WTCA	Reduce crown and cut sides to the boundary of 3 Cypress, 1 Yew and 1 Conifer trees (WTCA)	No objections lodged
Aug 2016	16/02644/FUL	Demolition of existing garages. Demolition of existing external staircase. Erection of a part two storey, part single storey side and rear extensions to existing dwelling, including balcony to front and terrace to rear, changes to roof gable on West elevation and conversion to form 4 apartments with undercroft parking and car lift. Erection of 1 new attached dwelling and associated landscape works.	Withdrawn

## 5.0 Reason for objection to the proposed local listing.

Yes, Uplands was built in the early C20th but it retains extremely little of the buildings original features. Every façade of the building has had elements added in an unplanned and disjointed manner. The principle façade to The Vine only exhibits characteristics of design, decoration and craftsmanship within the elements that were not demolished in the 1970's. During the buildings unplanned, organic development various chimneys have been removed or blocked up with poor repairs both internally and externally. Internally the house feels disjointed rather than quirky.

There is photographic evidence of what was demolished in the 1970's and replaced with elements that the councils document lists as being the houses main features. These are not features worthy of local listing, they are unconsidered 1970's additions that result in there being nothing harmonious about Uplands house's principle façade when compared to what it used to look like in its original state seen in the photographs from 1900, 1960 & 1975 contained later in this document.

Window locations have been moved and new windows added as part of the works in the 1970's to convert the building from a single house to flats. The materials on every façade reflect a lack of care and a "close enough" blasé approach to matching the materials of new elements to the original building. The brickwork of all the 1970's additions are in stretcher bond that doesn't reflect the original house and adds to the buildings lack of harmony.

Below are sections of the description of the property given by the council and our responses:

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**" Main feature is a three-storey off-centre gabled entrance bay"**

The gable is off center not as part of the original design but as a consequence of the addition of a two-storey gabled bay sometime between 1900 & 1960 as can be seen from photographic evidence. The property has evolved organically over the years with nothing appearing to be planned.

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**"six -panelled recessed door under three-centred stone arch with small stone mullioned window to right"**

This is actually all that is left of the original stone porch as most of it was demolished in the 1970's as part of the buildings conversion to flats.

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**"either side a dogleg stair with iron railings to first floor tile-hung pent-roofed bay with side entries, and three two-light casement windows with divided fanlights"**

All added in the late 1970's. We know it was after 1975 due to photographic evidence later in this document. The stairs are of extremely poor quality. The bricks of the staircases are a poor match to the original and are laid in stretcher course, the painted mild steel (not wrought iron) railing design has nothing to do with the period of the original house and the steps are finished with the cheapest concrete paving slabs. The first floor tile hung pent-roofed bay is stuck on the front of the building. It is not a considered addition; it is there as the staircases are, to

facilitate the building being used as flats in the 1970's. Behind the staircases and the repositioned ground floor façade of the house is an open void filled with drainage pipes that can't be maintained. The three two-light casement windows with divided fanlights were added in 2001 to replace 1970's modern minimal windows. The hung wall tiles are mixed tiles of varying quality and repair.

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“Above is wide timber-studded gable with an eight-light mullioned window”

Based upon what can be seen from photographic evidence the timber studded gable is the only significant element of the original house that remains 100% intact.

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“To left is two-storey gabled bay with timber-studded gable and three-light casement window in tile-hung first floor”.

Added in between 1900 and 1960 based upon photographic evidence.

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With regard to other façade of the house:

#### North elevation

Staircase added in the 1970's. As with the other works to facilitate the buildings conversion to flats the extension is of extremely poor quality. The bricks are a poor match to the original and are laid in stretcher course. Hung tiles are a mixture of fishtail and square tiles as part of a mixture reminiscent of projects where cost savings take precedent over quality. On the northern boundary is located a brick and concrete interlocking tile 1980's double garage which doesn't try to match any element of the main house.

#### West elevation

Based upon the location of down stand beams internally and nibs in walls various building surveyors have indicated to Mr Lloyd-Williams that the whole of the west elevation was extended across its entire length during the 1930's. Although we can't confirm the date from our inspection of the property we would concur with the view that the property was indeed extended which might have all happened at the same time as the two-storey gabled bay to the north added between 1900 and 1960.

#### South elevation

Evidence of window locations being adjusted and single storey flat roof brick built boiler enclosure added. On the southern boundary is located an unsightly brick and concrete interlocking tile 1980's double garage which doesn't try to match any element of the main house.



Above: Photo of The Vine including Uplands house from 1900 before 2<sup>nd</sup> gable was added.



Above: Photo of The Vine including Uplands house from 1960 with 2<sup>nd</sup> gable added but balcony to the principle elevation still intact and no projecting bay or external staircases.



Above is a photograph from the Sevenoaks Chronicle newspaper from 18<sup>th</sup> January 1975 that shows what Uplands looked like prior to the works in the late 1970's that converted the home from one dwelling to flats.

Uplands house due to the inefficient layout created by decades of unplanned extension and subdivision together with the existing building fabric has lead to unsustainably high energy consumption which is evident from an Energy Performance Certificate produced in 2013 that indicates that currently Uplands is just above level F at a rating of 41. This is one level above the lowest G rating.

Uplands can't be fixed without a considered redesign of the existing building. The concern of our client is that local listing could somehow add unrealistic requirements on a building that needs more than just a general refurbishment.

Out of the 3 categories for which Uplands has been listed we completely disagree with its listing under numbers 3 and 11. All the beauty of the original houses façade to the Vine was stripped away in the 1970's and the return to the pre 1970's façade should be encouraged.



Commentary on above photo

- The six -panelled recessed door under three-centred stone arch with small stone mullioned window to right is actually all that is left of the original stone porch. The rest of it was demolished in the 1970's as part of the buildings conversion to flats.
- Climbing plants and trellis added to try and conceal horrid, poorly matched stretcher bond brickwork of staircases.
- Painted mild steel balustrade has no relation to the period of the original house.
- The first floor tile hung pent-roofed bay is stuck on the front of the building. It is not a considered addition; it is there as the staircases are, to facilitate the building being used as flats in the 1970's. Behind the staircases and the repositioned ground floor façade of the house is an open void filled with drainage pipes that can't be maintained.
- The three two-light casement windows with divided fanlights were added in 2001 to replace 1970's modern minimal windows.
- Based upon what can be seen from photographic evidence the timber studded gable is the only significant element of the original house that remains 100% intact.



Above right: One of the double garages added either side of the house in the 1980's. To the rhs of the photo next to the bay window is the poorly matched brickwork of the 1970's staircase addition that was created to allow access to 1<sup>st</sup> floor flat.

Above left: 1970's staircase addition that was created to allow access to a 1<sup>st</sup> floor flat.

## 6.0 Conclusion

The only proposed reason for locally listing Uplands house that we believe could be justified is:

18. Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.

If Uplands hadn't been converted to flats in the 1970's which lead to the substantial destruction of the stone porch and the addition of the 1<sup>st</sup> floor bay etc. we could understand it being listed under architectural merit but the works did happen. Therefore the return of Uplands to an aesthetic more in keeping with the original building should be encouraged rather than trying to locally list for reasons of quality, character and craftsmanship which clearly no longer exist in sufficient amounts.

We agree with The Vine Conservation area document where it states that the historic environment is a social asset of immense value. We also believe that the mature trees on the site contribute positively to the character and appearance of the street and the conservation area and support many of the observations within the conservation areas planning guide.

However our client requests that Uplands is not included as a locally listed building asset as The National Planning Policy Framework (NPPF), Sevenoaks Council planning policy and especially being within a conservation area, already safeguard the sensitivity of any future development to a sufficient level.

## Heritage Assessment

# 95 Dartford Road, Sevenoaks

### Introduction

1. This assessment has been prepared by Heritage Collective for the owners of 95 Dartford Road in Sevenoaks, Mr and Mrs Cornwell-Kelly. The site stands on the west side of the junction of Dartford Road, Bradbourne Road, Hollybush Lane and St John's Hill. The principal frontage of the building faces Bradbourne Road with a side elevation and main entrance to Dartford Road. A site visit was undertaken on 3 November 2016. Photographs taken on site form Appendices 7-13 at the foot of this report.
2. Heritage Collective has been instructed to make representations on behalf of the owners in relation to the proposed local listing of 95 Dartford Road by Sevenoaks District Council.
3. The proposed local list draft description (Sevenoaks District Council reference: 10472) describes 95 Dartford Road as follows:

*"Description - Two-storey detached house built before 1840 and thought to date back as far as 1750. Painted render under hipped slate roof. Canopied entrance door on Dartford road with sash windows above. Bradbourne Road frontage has three sash windows to each floor with margin glazing bars, small brackets under cills, shallow moulded window heads to ground floor windows. The windows appear to be later replacements.*

*Asset Type House - detached*

*Selection Criteria – 9 Example of a style of building unique to the local area. 14 Important association with the development of the town or its social or cultural history. 18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area. 1 Built before 1840, original external features still recognisable."*

4. This assessment describes the history of 95 Dartford Road, addresses inaccuracies in the proposed local list entry, and establishes the heritage

significance of the building. It addresses the question of whether 95 Dartford Road should be locally listed when judged against the selection criteria set out in the draft Sevenoaks District Council Local List Supplementary Planning Document.

### **Description and History of 95 Dartford Road**

5. 95 Dartford Road is a double storey mid-19th century domestic building with a replacement slate hipped roof and an angled extension block added later in the century along with a timber verandah which was constructed in the early to mid-20th century. The house has a principal three-bay elevation to Bradbourne Road and a narrower, less formal elevation to Dartford Road. There is a c.1960 single-storey extension to the south. The site contains two separate outbuildings, built in the late 19th and early 20th century after the construction of the house, which are set to the rear of the garden.
6. The building does not appear on the Sevenoaks tithe map of 1838 which demonstrates that the land was at that time in arable use (Appendix 1). Therefore, the claim in Sevenoaks District Council's draft description that the building is "*thought to date back as far as 1750*" is incorrect.
7. Looking at the evidence of the 1838 tithe map in more detail it is apparent that the plot within which 95 Dartford Road now stands was formed from a parcel of land on the west side of the Dartford Road and St John's Hill crossroads. This plot was numbered 753 on the map and the apportionment. This corner plot holding had a planted verge which followed the road and which is stated to have been a field in arable cultivation in the tithe apportionment (Appendix 2). It was in the ownership of Henry Hughes Esq. and occupied by William Bird.
8. The building was present, albeit in a rather different form to that seen now, by the time of the O.S. 1:10560 edition published in 1871, which was surveyed in 1868-1869 (appendix 3). From this evidence the earliest portion of the building was constructed between the 1840s and 1860s. This is consistent with the remaining stylistic/diagnostic features which suggest a date of c.1850.
9. The narrow single-storey outbuilding, which runs consistently along the western end of the plot between nos. 93 and 95, appears to broadly take its existing form on the 1898 1:10560 O.S. map. The 1:2500 O.S. map for 1909 shows the outlying plan of a second outbuilding. This double-storey outbuilding situated to

the north-west of the main house was partially rebuilt in 2011 owing to subsidence, at which time an inserted connecting shed between the two outhouses was demolished (Appendix 11-12). It is clear these outbuildings were added at separate times after the construction of the main house c.1850.

10. It is difficult to ascribe a precise original date for 95 Dartford Road. This is because the building has been subjected to a high degree of alteration, to the extent that there is very little visible diagnostic evidence to work from. The suggested date of c.1850 is based on the few diagnostic features that can be seen, notably the shallow pitch of the hipped roof, the roof timbers (seen internally) and the moulded window heads to the ground-floor front elevation. The window heads constitute the only architecturally notable external feature of the building.
11. There are several distinct subsequent phases of development. Later accretions have contributed to the building's irregular plan form which consists of a rectangular block with a principal three-bay elevation to Bradbourne Road and a narrow projection set at an acute angle to the south-west. This projection appears to belong to a separate phase to the rest of the house. It is known from architectural plans held by the present owner (Appendix 6) that most of this projection was demolished in 1956 in connection with a remodelling of this time. The portion which remains has been substantially altered, with the end wall seemingly having been rebuilt and a new end gable having been raised.
12. The angled projecting block is not shown until the O.S. map of 1898, this apparently replacing a rectangular projection to the west of the house. The earlier projection was of comparable size but it was built in straight alignment and was shown on the O.S. map of 1871. The secondary extension probably dates to c.1890 though the reason for the irregular angle of the projection to the rest of the building is not known. It may be that the extension was built to formalise an existing temporary structure or outhouse on this alignment. It is an inexpensive construction process that has been noted in other modest domestic buildings of the early to mid-19th century.
13. A photograph of 1910 confirms that there have been several other changes (Appendix 5). The most notable alteration since 1910 is the complete removal of the substantial brick chimney stack to the Dartford Road side elevation. The photograph also shows the external walls without the present render and with a

simpler porch arrangement than at present. The porch, which is modern, is incorrectly suggested to be original in the draft local list entry (a photograph of c.1970 in the possession of the present owner clearly shows a different arrangement).

14. The slates and ridge tiles to the roof are later additions possibly dating to the remodelling of 1956. The additions were built directly over an earlier tiled roof which can still be partially seen at eaves level (Appendix 13). Unfortunately, the external walls have almost all been rendered, making it difficult to date what were once presumably facing bricks. Evidence of quoins, window reveals and lintels has been covered over, and no original doors or windows have been retained. The sash windows stated in the proposed local list entry were all replaced with aluminium-framed types in 2011.
15. There is a modern extension to the south side of the Dartford Road frontage which was added after the 1956 remodelling. It is not shown on the plan of that date. The two uPVC conservatories to the rear of the building are also modern structures and are not of any heritage significance.
16. The verandah is shown to be in its present position on the 1956 plan, but it is apparent that this was a later addition to the building. Based on its simple design, the form of the part-glazed doors at ground and first floor-level (which give access to the verandah) along with the machine-sawn timber and the affixed bolted structural steel plates, this structure was probably added in the inter-war years. The 1956 plan shows that an external staircase associated with the verandah was demolished along with the angled block as part of the remodelling of the site at this time, thereby altering the earlier arrangement of this external feature.

### **Assessment of significance in relation to the draft Sevenoaks District Council Local List Supplementary Planning Document**

17. The proposed local list text identifies four areas of significance which are said to justify the building's inclusion on Sevenoaks District Council's local list. These relate to the draft Local List Supplementary Planning Document which includes selection criteria. The four criteria for 95 Dartford Road are stated to be:

- 1. Built before 1840, original external features still recognisable*

*9. Example of a style of building unique to the local area.*

*14. Important association with the development of the town or its social or cultural history.*

*18. Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area.*

18. Criterion 1: There is no evidence that any part of 95 Dartford Road pre-dates 1840, so it fails on the first of the four criteria. The assessment above demonstrates that it dates to c.1850, that it was not present on the tithe map of 1838 and that it has no fabric dating as early as c.1750, which is what is claimed in the draft local list description.
19. Criteria 9 and 18: 95 Dartford Road is a typical early to mid-Victorian cottage integrating a series of later additions of variable quality which obscure the original form and character of the building. It does not display any evidence of having been built in one of the Victorian revival styles, or of having been designed by an architect or builder with any particular knowledge of design, which may have distinguished the building. The house is modest in style and construction and, except for the small brackets under the cills and the shallow moulded window heads (which present rather basic approximations of classical detailing) has no external architectural features of distinction. The building has been compromised by significant alterations and fails to qualify under criteria 9 and 18.
20. Criterion 14: There are no known associations with important people, groups or events. As an example of an early-mid Victorian cottage it is a common and much-altered example. There are many better examples of buildings of this type and date throughout Kent and the rest of the country, and it fails to qualify under criterion 14.

## **Conclusion**

21. 95 Dartford Road is a much-altered example of a common building type, namely a mid-Victorian cottage, dating between the 1840s and 1860s. There is no evidence that the building pre-dates the 1840s and certainly nothing to support the assertion that early the building has a history dating back to c.1750. The house and its outbuildings have little or no architectural interest or historic or

associative interest. The building is not a particularly good or distinctive example of its type and it does not illustrate the development of 19th century housing in Kent in any specific way.

22. The building has been altered and extended, and most of the exterior has been rendered, hiding the original brickwork. All the external fenestration is modern, and the verandah to the rear of the site was added in the early to mid-20th century. The porch to Dartford Road is a modern addition. The overall extent of alteration to the building is very high, and it has obscured the original form and character of the mid-19th century building.
23. 95 Dartford Road does not meet selection criteria 1,9, 14 or 18 as set out in the draft Local List Supplementary Planning Document. The Council's assessment of the age and significance of the building is wrong, as has been demonstrated by the documentary evidence contained in this report. The building should not be locally listed.

## Appendix 1



Extract from the Sevenoaks tithe map dated 1838. It is apparent that there was no building on the plot at this time, the land stated to be in arable use. The plot of 95 Dartford Road is outlined in red. It has the tithe apportionment number reference 753.

## Appendix 2

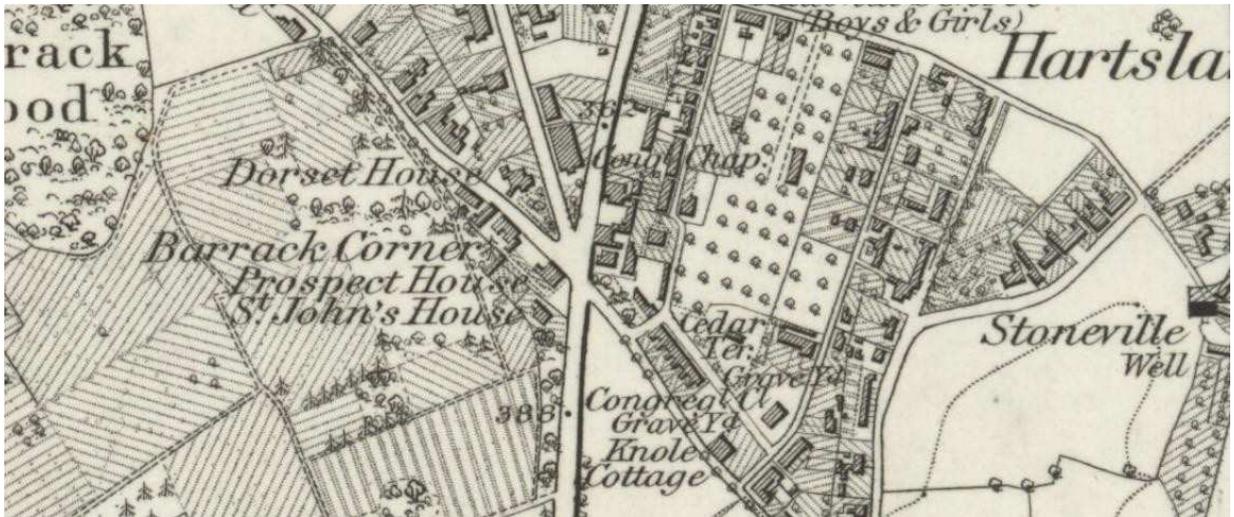
→ William Bird	753	Hatchon Hatch field	Arable	7	2	0	2	15	AA 10
Richard Corke	754	Park Corner	Pasture	6	3	0	2	0	AA 12
William Town	755	part of south park	Pasture	26	2	8			
	759	Short acre field		0	3	0			
	751	Hollow field	Arable	6	0	0			
	759	Sherrham Lane field		5	0	0			
				38	1	8	13	0	AA 10

An extract from the apportionment accompanying the Sevenoaks tithe map. The relevant entries have been highlighted with a blue arrow, namely:

*753 William Bird (occupier) field - arable, owned by Henry Hughes Esq.*

This demonstrates that the land was in arable use along with most the surrounding area to the north of the central core of Sevenoaks in 1838.

### Appendix 3



Extract from the O.S. county map for Kent 1:10560 edition of 1871 (surveyed 1868-1869) showing 95 Dartford Road (labelled 'Prospect House'). This shows the area around the Dartford Road junction to have been built up considerably since 1838 tithe map.

### Appendix 4



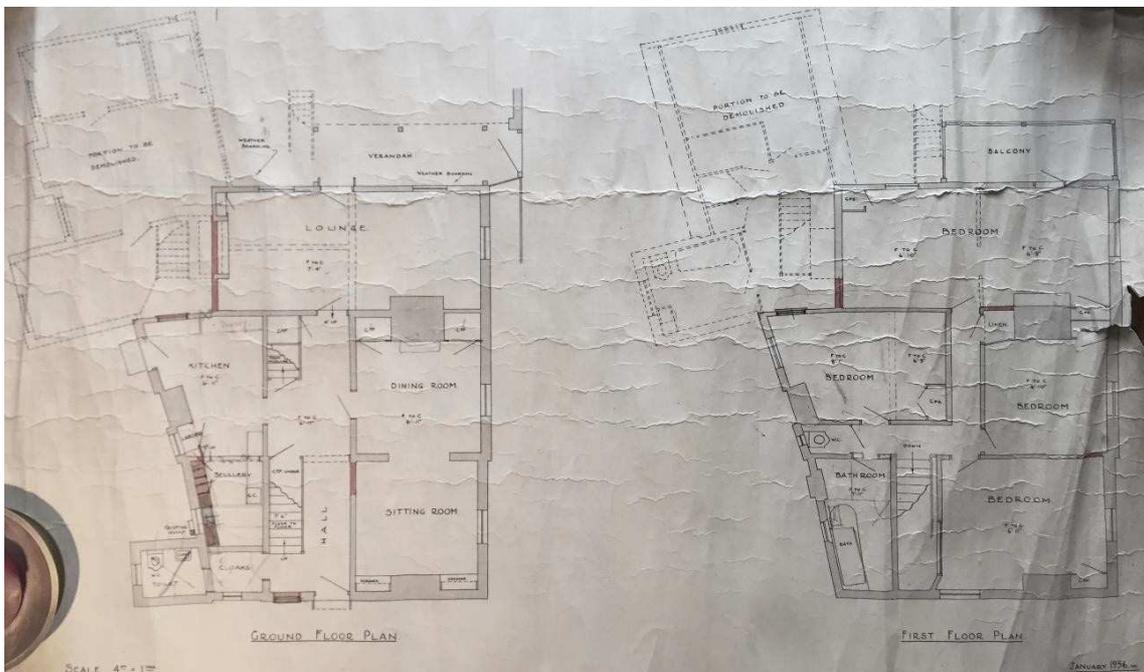
Extract from the O.S. county map for Kent 1:10560 edition of 1898 (surveyed 1869, revised 1890) showing 95 Dartford Road on the west side of the junction with the angled extension block having been constructed.

## Appendix 5



Dartford Road & Congregational Church, Sevenoaks photographed by J. Salmon, Sevenoaks – 1910. The Weald of Kent, Surrey and Sussex website (<http://theweald.org/m13.asp?PicIdto=9901270>), accessed 14 November 2016.

## Appendix 6



Plan dated January 1956 showing the demolition of ground and first-floor projections of 95 Dartford Road.

## Appendix 7



The Bradbourne Road elevation of 95 Dartford Road with replacement windows.

## Appendix 8



The Dartford Road elevation with modern porch structure and replacement windows.

## Appendix 9



Detail of the base of the simple rear verandah which is shown on the 1956 map and probably dates to the inter-war period. The weatherboarding was applied in 1956.

## Appendix 10



The two modern conservatories added to the rear of the building.

## Appendix 11



Large outbuilding, constructed by 1909 from map evidence. The building has been partially rebuilt to the left side, as is visible from the break line of the brick adjacent to the left window. New windows and doors have been inserted.

## Appendix 12



Small scale outbuilding/potting shed, pre-dating 1898 according to map evidence, replacement window and door inserted. A connecting shed between the two outhouses was demolished in 2011.

## Appendix 13



Detail of a portion of the earlier roof now covered by secondary roof structure and slate tiles, probably added as part of the 1956 remodelling of the building.

**Appendix 4**  
**Sevenoaks Society – Article 4 Direction**



I...

**THE SEVENOAKS SOCIETY**  
*for the conservation and improvement of the town*

Hollow End  
4 Wellmeade Drive  
Sevenoaks  
TN13 1QA

24<sup>th</sup> March 2017

Mr Richard Morris  
Chief Planning Officer  
Sevenoaks District Council

Dear Mr Morris

**Re: The Local List**

Further to the meeting on 14<sup>th</sup> March which was attended by Charles George, John Stambollouian and myself on behalf of the Sevenoaks Society, I write to confirm that the Society's proposals that the Local List SPD should include Article 4 Directions, as set out in the attached documents, were adopted by the Society's Committee as being the Society's formal policy in regard to these matters at its meeting on 22<sup>nd</sup> March.

We ask that these proposals be considered by both the PAC and Cabinet at their forthcoming meetings.

Yours sincerely

**David Green**

Chairman

Encs: Note by The Sevenoaks Society on Article 4 Directions  
Changes sought by Sevenoaks Society on Article 4 Directions

## **LOCAL LIST SUPPLEMENTARY PLANNING DOCUMENT**

### **CHANGES SOUGHT BY SEVENOAKS SOCIETY ON ARTICLE 4 DIRECTIONS**

The Sevenoaks Society is concerned to ensure that the Local List SPD is as effective as possible in ensuring protection of locally listed buildings and structures. If there is no protection where changes are threatened, locally listed assets could have their special character harmed and their justification for listing negated. Were this to happen, the value of the local list as an instrument for supporting local heritage conservation would be materially diminished. Those who had given so much time voluntarily to this project over 4 years would feel that their efforts had been undermined which would not encourage future collaboration with SOC.

In order to ensure that that there is proper and appropriate protection to locally listed assets, the Sevenoaks Society asks that the following provisions in respect of Article 4 Directions be included in the SPD:

- The intention to consult on the making of an Article 4 Direction requiring planning permission for the demolition of any locally listed building outside a conservation area. This would serve to give effect to and put beyond doubt the policy already spelt out in respect of demolition in the SPD.
- The intention to consult on making an Article 4 Direction covering all locally listed railings and walls abutting a highway, regardless of their height. This would serve to protect these attractive and distinctive features of the Sevenoaks townscape which could otherwise be destroyed or demolished without the need for planning permission.
- The inclusion of a statement making clear that where SOC consider that the exercise of permitted development rights in any particular case or class of cases presents a threat to a locally listed building or buildings that they will give urgent consideration to issuing such an Article 4 Direction requiring the submission of a planning application.

The Society asks that these provisions to be considered by SOC in advance of the PAC meeting on 19<sup>th</sup> April and that SOC provide a written response on these points.

## **LOCAL LIST SUPPLEMENTARY PLANNING DOCUMENT: NOTE BY THE SEVENOAKS SOCIETY ON ARTICLE 4 DIRECTIONS**

1. The Sevenoaks Society made representations to Sevenoaks District Council on the Local List Supplementary Planning Document. The Society's main concern was to urge the Council to substantially strengthen the provisions in the draft SPD relating to Article 4 directions. This note expands on the use which the Society feels should be made of Article 4 directions to underpin the Local List and support local heritage conservation.

### **National policy context**

2. Government advice on the use of Article 4 Directions is:

*The use of article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified.*

<https://www.gov.uk/guidance/when-is-permission-required#artic1e4>

3. Historic England develop and expand on that advice in the context of the heritage environment and, in particular, non-designated heritage assets such as locally listed buildings.

*Where changes do not require planning permission, an authority may consider whether the exercise of permitted development rights would undermine the aims for locally listed heritage assets. In cases where it would, authorities may consider the use of an Article 4 Direction (in tandem with the local listing process) to ensure any permitted development is given due consideration.*

[https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heagO1\\_8-local-heritage-listing.pdf](https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heagO1_8-local-heritage-listing.pdf)

4. So there is clear advice from DCLG and from Historic England that the use of Article 4 Directions may be necessary and appropriate where there is a threat to local amenity and in particular, where the exercise of permitted development rights would undermine the aims for locally listed heritage assets.

### **Demolition of local listed assets outside conservation areas**

5. The supplementary planning document giving effect to the local list provides that:

'Proposals for the demolition of locally listed buildings will normally only be permitted where the applicant is able to demonstrate clear and convincing evidence that the building is no longer of local importance, that it is beyond repair, restoration or reuse, or that the proposed redevelopment would

produce benefits for the community which would decisively outweigh the loss resulting from demolition.' and

'Where a locally listed building is demolished without planning permission or the submission of a prior approval application, it will normally be a requirement of any subsequent planning application on the site that the property is rebuilt.'

6. Outside conservation areas buildings may be demolished without the need for planning permission. There are around 250 buildings proposed for local listing outside conservation areas.
7. In order to avoid locally listed buildings outside conservation areas being demolished without planning permission and triggering the need for such buildings to be rebuilt, it would appear to be prudent, and in the interests of both SOC and building owners, for an Article 4 Direction to be made to require planning permission for the demolition of a locally listed building outside a conservation area. This would serve to give effect to and put beyond doubt the policy already spelt out in the SPD. Such a provision would be in line with Historic England guidance which says:

*'Article 4 directions may be used to require planning permission for the demolition of a non-designated heritage asset (such as a locally listed building outside of a conservation area), by removing the demolition rights under part 11 of the GDPO.'*

<https://historicengland.org.uk/advice/hpg/historic-environment/article4directions/>

8. As an example, Watford BC has made Article 4 Directions withdrawing permitted development rights to demolition on locally listed buildings outside conservation areas.

[https://www.watford.gov.uk/downloads/download/183/article\\_4\\_directions](https://www.watford.gov.uk/downloads/download/183/article_4_directions)

### **Protection of walls and railings**

9. In the preparation of the local list, the expert Selection Panel were agreed that one of the distinctive features of Sevenoaks lies in the variety and quality of its boundary walls and railings. These can be altered or destroyed under permitted development rights without the need for planning permission. And whilst the constraints are tighter within conservation areas, it is still possible to demolish boundary walls and railings of less than 1m in height which abut a highway.
10. Such walls and railings are constantly under threat as the spread of parking restrictions through the town and increasing car ownership cause householders to demolish boundary walls in order to create additional parking space in front of

their houses. There are around 100 such items proposed for local listing, around two thirds of these are located outside conservation areas.

11. In order to preserve these attractive and distinctive features of the Sevenoaks townscape, SOC should make an Article 4 Direction covering all locally listed railings and walls abutting a highway, regardless of their height. This would mean that where householders wish to create additional parking spaces at the front of their houses or enlarge entry access, SOC would have the opportunity of discussing with them how this could be done without the wholesale destruction of walls and railings.
12. As an example, Hart District Council has made Article 4 Directions covering the erection, alteration or removal of gates, fences, walls or other means of enclosure to the frontage of any dwelling in all of its 33 conservation areas.

[https://www.hart.gov.uk/sites/default/files/2 Businesses/Planning for businesses /Conservation and listed buildings/article%204%20directions.pdf](https://www.hart.gov.uk/sites/default/files/2%20Businesses/Planning%20for%20businesses%20and%20listed%20buildings/article%204%20directions.pdf)

Swale Borough Council has made an Article 4 Direction for the Faversham Conservation Area covering the demolition in whole or part of any gate, fence, wall or other means of enclosure as well as a range of alterations to building elevations.

[http://www.swale.gov.uk/assets/Planning-Forms-and-Leaflets/Planning Conservation/Alterations-to-your-home-in-the-Faversham-Conservation-Area.pdf](http://www.swale.gov.uk/assets/Planning-Forms-and-Leaflets/Planning%20Conservation/Alterations-to-your-home-in-the-Faversham-Conservation-Area.pdf)

### **Protection of facade details and materials**

13. The expert Selection Panel also agreed that what in many cases distinguished a building from others of a similar type and set it apart for local listing was its 'completeness' in the sense that it had its original pattern windows, doors, traditional roofing materials, etc.
14. Such features, particularly outside conservation areas, can be altered or destroyed under permitted development rights without the need for planning consent. If there is no protection where changes are threatened, locally listed assets could have their special character harmed and their justification for listing negated. This would undermine the work that has been done and materially diminish the value of the local list as an instrument for supporting local heritage conservation.
15. The Society recognises that a blanket Article 4 direction covering all permitted development rights for alterations to roofs, porches, materials and facade features of locally listed buildings may be difficult to justify in the light of

Government policy that such Directions should not cover wide areas. The Society would like the SPD to make clear that where SOC consider that the exercise of permitted development rights in any particular case or class of cases presents a threat to a locally listed building or buildings that they will give urgent consideration to issuing such a Direction.

16. As an example, Canterbury City Council has made Article 4 Directions covering window replacement, house extensions, changes to roofs, installation of satellite dishes, adding vehicle hardstanding, and building or altering a gate, fence or wall which apply to many of the locally listed buildings in their area.

<https://www.canterbury.gov.uk/planning/find-out-if-you-need-planning-permission/planning-permission-in-an-article-4-area/article-four-direction-legal-documents/>

#### **Common concerns of local authorities about the use of Article 4 Directions**

17. Local authorities are often concerned that there will be an adverse impact on their resources from making Article 4 Directions. Historic England advice, based on research studies, is that any such impact is likely to be minimal.

*Increase in planning applications is likely to be minimal as clear, concise controls, backed up by appropriate guidance, tend to encourage like-for-like repair or replacement in matching materials, which do not require planning permission (RPS Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum October 2008, paragraphs 3.18- 3.19).*

*Compensation claims have been extremely rare. The RPS 2008 study found no evidence for any compensation payments actually being made (op. cit., paragraphs 3.20- 3.21).*

*In terms of the cost of preparation, integrating proposals for Article 4 directions with local plan preparation and conservation area appraisals minimises costs.*

<https://content.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/hea040-conservation-area-designation-appraisal-and-management.pdf/>

18. The Society suggests that SOC signal its intention to make these Article 4 Directions in the SPD and follow up as part of

the Local Plan review and the ongoing programme to review the District's conservation areas, through the production of conservation area appraisals and management strategies.

# SIK / SOLUTIONS IN KENT



Sevenoaks District Council Planning  
Department  
Council Offices  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

Date: 28<sup>th</sup> October 2016

Dear Sir / Madam,

**RE: HalfwayHouse Public House, London Road. Sevenoaks TN13 2JD**

I am retained by the owner of the Halfway House Public House, London Road which has been identified in the Sevenoaks Local List SPD consultation as a possible asset for local listing.

The draft SPD notes:

*The designation of 'local interest' shall apply to a building that meets one or more of the criteria given below provided that its historic form and qualities have not been seriously eroded by unsympathetic alteration.*

Underline my emphasis.

The SPD advises that there are 19 possible selection criteria which properties are being assessed against.

We note that there are only 3 potential selection criteria listed in regard of the Halfway House and we comment as follows:

**1 Built before 1840, original external features still recognisable.**

The Halfway House comprises a number of different buildings and additions built in different styles over a period of years. We have no evidence to date the original building or the subsequent extensions and alterations, other than the planning and building control history downloaded from the Sevenoaks District Council website – Appendix 1.

The history shows a single storey rear extension with flat roof was granted planning permission and built out in 2000; 2 UPVC windows were granted building control permission and completed in 2012; planning permission was granted in 2014 for an extension to the existing pub car park which was built out in 2015.

An external inspection of the property shows that any potential original historic form and qualities have been seriously eroded by unsympathetic alteration, extensions, works and repairs.

The eclectic style of the properties results in a number of different and jarring roof styles comprising hipped and flat roofs with different roof coverings such as clay tiles and slate tiles, bitumen felt.

Brickwork and pointing varies throughout, there are solid walls, cavity walls, tile hung walls, timber frame with brick infill.

Pointing varies in colour, quality and materials.

A good example of the varied brickwork and pointing styles/materials can be seen in the external chimney and stack to the Northern elevation which has been repaired a number of times over the years. In particular there is a large crude repair comprising assorted rocks and mortar fill to the bottom left hand side of the stack.

We could find no original timber sash windows, and noted that there are 2 modern UPVC double glazed units in the Southern elevation.

Rainwater is captured and discharged in the main through surface/external modern UPVC guttering and downpipes.

There are a number of extractor fans secured to the external wall surfaces.  
There are also a number of power cables which are surface mounted to the external walls.

We have evidenced these in the attached photographs -Appendix 2.

**14 Important association with the development of the town or its social or cultural history.**

Underline my emphasis.

We are not aware of and have seen no evidence to suggest that this property has an important association with the development of the town or its social or cultural history.

**18 Building or group of buildings that contributes significantly to the townscape, street scene or appearance of the area**

Underline my emphasis

We would strongly disagree that the building contributes significantly to the townscape, street scene or appearance of the area.

The site falls within the Sevenoaks Urban Area but outside the designated town centre and outside any designated conservation area.

It is worth noting that the residential terraces known as "Quarry Cottages" to the immediate South of the property have not been included/proposed in the local listing consultation.

The area to the North of the Halfway House has recently seen a number of redevelopments carried out which has significantly altered the townscape, street scene and appearance of the area. These redevelopments include the Kent Police station at Morewood Close for residential units and more recently the neighbouring property at 80 London Road, which has been redeveloped to provide a Lidl food store @ 1,918 m<sup>2</sup> with 70 parking spaces.

A selection of street scene photographs are attached which show the Halfway House in context and evidences that it does not contribute significantly to the area - Appendix 3.

In conclusion we therefore consider that the property does not warrant being locally listed and we therefore object to the property being listed of "local interest" on behalf of the owner.

Yours sincerely,



Jill Hudson  
Director

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## Property History

100061014074 | Halfway House London Road Sevenoaks KENT TN13 2JD

## Planning Applications (3)

- [Extension](#)

Ref. No: 00/02347/FUL | Status: Decision • Granted
- [Extension of existing pub car park.](#)

Ref. No: 14/03342/FUL | Status: Decision • Granted
- [Details pursuant to condition 3 \(soft landscaping\) of SE/14/03342/FUL.](#)

Ref. No: 15/00961/DETAIL | Status: Decision • Granted

## Planning Appeals (0)

## Properties (0)

## Building Control Applications (3)

- [Single storey rear extension](#)

Ref. No: 00/01208/OTH | Status: Building Work Complete
- [Rewire of all circuits](#)

Ref. No: COMP/12/01016 | Status: Building Work Complete
- [2 Windows](#)

Ref. No: COMP/12/01165 | Status: Building Work Complete

## Building Control Contraventions (0)









