

**DRAFT HARTSLANDS CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
 RESPONSE TO CONSULTATION**

Respondent	Representation	Response
General Support for proposed Conservation Area designation		
The Sevenoaks Society	We warmly welcome the Hartslands document	Support noted. It is recommended that the Hartslands area (with proposed boundary modifications following consultation) be designated as a Conservation Area.
Ruth King	Overall I am extremely impressed with the whole idea of making Hartslands a Conservation Area and would back any campaign.	
Mark Stroud Lisa Barnett	Having attended both the walkabout and the exhibition we would just like to say we are strongly in favour of the Hartslands being designated a conservation area.	
Chris and Lisa Beddell	<p>We are near neighbours to this area (93, Dartford Road) and we are delighted to see this initiative to maintain the character and quality of this area. We are near neighbours to this area (93, Dartford Road) If you look at the 1869 Ordnance Survey map you will see that before Mount Harry Road existed, our house and our neighbours' at 95, and houses in Bradbourne Road & St Johns Road were on the West side of this area, and with the shops nearby there is very much a village atmosphere here.</p> <p>The shops are integral to this character - so many villages have lost most of their shops, and we are lucky that there is enough local community support to help them to remain viable; whilst shoppers visit from a considerable distance, with such limited parking facilities, a substantial nearby population within easy walking distance is important.</p>	

<p>Dr R.P. Jenner</p>	<p>I would like to register my support for the proposed Hartlands conservation area.</p> <p>I am a recent resident of Sevenoaks and purchased a property in Prospect Road which is within the proposed conservation area approximately one year ago. I choose to live in Sevenoaks due to its location and excellent amenities. I spent significant time prior to my property purchase looking at the various areas of Sevenoaks and decided that the Hartlands area was the area in which I wished to live.</p> <p>I found the area to be architecturally very interesting with a mixture of period properties contained within the same streets which was very aesthetically pleasing, particularly when combined with views out to the surrounding countryside from many of the streets. I also found the various churches and meeting houses located in the area to be very interesting which added a real sense of history in the development of the area. However, the predominating reason why I purchased a house in the Hartlands area was because it retains a strong sense of community which is becoming increasingly difficult to find.</p> <p>Due to the nature of the layout of the buildings in the area, the residents of the area live in very close proximity to their neighbours; normally this may be seen as a disadvantage and could lead to antisocial behaviour. However, due to the history and architecture contained within the area, the area seems to attract like-minded people who appreciate the qualities of the area and wish to maintain the quality of life that it affords; the fact that many of the residents of the area have been working hard to have the area designated as a conservation area serves to demonstrate this point.</p>	
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	<p>The area has some modern developments which do detract significantly from the character of the area which is a real shame, once character and history is lost it can never be recovered. I would be very sad to see historic buildings replaced with uncharacteristic new-builds or be subjected to alterations that degrade the character of the area. It must be remembered that due to the closeness of the properties within the area, uncharacteristic alterations etc have a significant impact on other residents in the immediate area. For example, Prospect road is a very narrow single track road and the boundary of my property and the boundary of the opposing property is literally separated by little more than a cars width (there is no pavement).</p> <p>To conclude, I fully support the proposed Hartlands conservation area. If you require any further explanation or wish me to formally put my comments in writing please let me know.</p>	
<p>Gabrielle Kassem</p>	<p>We're emailing to give our support of the adoption of Conservation status to the Hartsland area. This area is rich in architectural features and differences between the properties and the time they were built. The area is unique and needs to be preserved. I have been doing up the house in keeping with 1880's when the house was built. We strongly support keeping the Cobden Rd School and Kingdom Hall both of which can be converted sympathetically into dwellings which are in keeping with the area. There is a lovely community feel to the area and I know from having lived in a conservation area in London, that it will benefit the area hugely. This is both in terms of the residents taking more pride in looking after the environment, our elderly neighbours and creating a greater sense of this being ours. It's what we understand David Cameron wants to achieve through his vision of the Big</p>	

	Society.	
Anna Jones	We are keen for the proposed conservation area to be applied as it can have a positive impact on the area.	
Anthony Clayton	As owner of a house on the edge of the proposed conservation area I strongly support it. The proposals are well thought out and capture most of the important points.	
Angela Rudd	Having lived in the Hartslands area for the past ten years, I have no hesitation in supporting whole heartedly the proposal to have this part of Sevenoaks a conservation area. In addition I should point out that we offer many tourists and local visitors to Sevenoaks accommodation and people who stay are delighted with the area, in particular the views of the Cobden Road school and the graveyard. It would be devastating to lose the school and Kingdom Hall.	
Jane and Phil Jones	Fully in favour. Hope the District Council imitated as soon as possible.	
Andrew Smith	I fully support the conservation area.	
Anthony Rudd	We have waited over 10 years for Hartslands to be recognised as an area worth conserving so this appraisal is greatly welcomed.	
Louise Merrett	Support Hartslands becoming a conservation area.	
Jonathan Wheeler	I support the proposal for the conservation area.	
John Bampron	We support this initiative fully.	
Victor and Elaine Mayes	The Hartslands area is not only unique architecturally but	

	<p>also a very special community. This is fostered almost solely because of the uniqueness and scale of the area together with diversity of buildings and population mix. It is therefore of prime importance that this area is designated as a conservation area to preserve its unique character.</p>	
B J Tyler	<p>I am in agreement that the Hartslands area of Sevenaks and the Cobden Road Elementary school be designated a conservation area.</p>	
Clare Jenkins	<p>I am delighted to see that the proposal that Hartslands should be designated a conservation area and the proposal has my full support. I have lived in the Hartslands area for 14 years. The area has a special and distinctive character and is of historic importance in the development of Sevenoaks in the 19th Century. Although there has been limited more modern building development (mainly through infill) and some modifications to individual properties, overall the area has retained its unified character. The architecture and townscape variations between streets adds to the charm of the neighbourhood. I particularly welcome the conservation proposal because it will help to ensure that the special character of the area is protected, and any future developments or modifications to the streetscape will need to be sympathetic to the overall local distinctiveness. It should also protect the landmark historic buildings, such as the old school at Cobden Road and Kingdom Hall in Cedar terrace. The proposal has my full support and I urge the Council to recommend its adoption with the minimum of delay.</p>	
J J Garner	<p>Very much in favour as a freeholder in Bethel Road, Hollybush Lane and 5 The Mews.</p>	
Rosina Cole	<p>I think the conservation plan is a good one. I hope Sevenoaks District Council will decide in favour of it and that the character of the area will then be preserved and</p>	

	protected from unsuitable development in the future.	
Ian Dickenson-Standing	I welcome recognition for this area and will hopefully increase pride in the district and make people consider more carefully the impact of changes and additions to their property.	
B N and M E Boughton	We support the proposed conservation proposals – they seem to have been well thought out and prepared. Anything which maintains the character of the area and prevents obtrusive and inappropriate development is to be welcomed.	
Simon Aguss	It is crucial for Hartslands that this document is adopted/ approved by SDC and the Hartslands CA is designated. Notwithstanding a considerable number of amendments that will be required, I urge that this approval is given to the spring 2011 timescales planned.	
Julie Pearce	<p>I write in support of the proposed Hartslands Conservation Area.</p> <p>It's wonderful to live right on the edge of such a lovely area of character. As these patches of wonderful areas become increasingly rare, I plead with you to please conserve this one while we still have it and for you not to let it become only another memory in the history of Sevenoaks.</p> <p>In addition to the character of the residential part of The Hartslands, the shopping village offers friendly community shops and services. Not only do I support the lovely village of shops next to my house, but the character and village experience attracts locals and people who live further afield. The newest merchant reports being overwhelmed with welcome from community members who have</p>	

	introduced themselves and offered good wishes for her success. Please protect all of this for the sake of our community.	
Terence Laws	I own 9 Bethel Road and support the conservation area.	
Ann Matthews	I thoroughly approve of the proposed conservation area because it is a unique feature within suburban Sevenoaks. Important historical links enrich the area for future generations. Keep as much greenery as possible.	
General Objections to proposed Conservation Area designation		
Mark and Julie Hewett	<p>Please register our concerns and opposition to this proposal.</p> <p>We are very concerned that this appears to be a sham process -with a lack of honest consultation and is a direct imposition with the decision already made. We feel there really has not been a full consultation on this matter - and perhaps an independent survey of opinion should be taken from the residents.</p> <p>From our recall the original proposal was for a development plan - why has this advanced to conservation area status?</p> <p>Additionally I would want to know how many of the people proposing the conservation area actually live within its confines? A proposal should be supported strongly from within the area affected and not simply imposed from the outside, especially as it is we the residents that have to live with the resulting constraints and conditions.</p> <p>I am personally concerned, having lived within a Sevenoaks conservation area before, that the constraints introduce petty restrictions and significant unnecessary cost to home</p>	<p>There has been local engagement through the process. The response to consultation shows strong general support from residents living in the area for the designation of the Hartslands area as a Conservation Area.</p>

	<p>owners We love this area and would want sympathetic development - surely the vast majority of what we would want to be protected, can be done through the normal planning processes.</p> <p>At a time of severe financial constraint at national and local levels of government surely the money being expended on this 'project' falls well into the nice to do and should be redirected to front-line local government services.</p>	
<p>Jack and Eleanor Barrott</p>	<p>In 2003 a Design Statement was produced supported by a convincing rationale showing why its adoption would be the best way forward for maintaining the Hartslands' character and integrity without compromising any beneficial evolutionary changes. It would have the advantage of being able to respond to problems and needs as they arose. And would place a minimum financial burden on individuals and supporting services. So what has changed? Surely such an approach is becoming even more desirable in our current economic situation.</p> <p>By contrast the Conservation route was presented as a costly and cumbersome alternative. Such arrangements do not always fulfil expectations. The adjoining Vine Court area has been so designated for a number of years, yet there are examples of oppressive screening, unsafe footways, standardised lighting, which the Hartslands plan would reject.</p> <p>The only official notification to residents that a change might be in the offing was the Council letter of 4 Feb 2011, enclosing a leaflet Perusal of these documents reveals that Conservation Area designation would impose responsibilities and requirements on residents to a much greater degree than the leaflet implies. The Appraisal and</p>	<p>The proposed Hartslands Conservation Area Appraisal and Management Plan follows the format used by the District Council's for conservation areas and meets good practice. The Appraisal has not been hastily produced but relied on historical analysis and a detailed assessment of the character of the area, assisted by those responsible for the Design Statement. The Appraisal captures the special architectural or historic interest of the area and it is this aspect which the photographs seek to illustrate. There has been local engagement through the process. The response to consultation shows strong general support from residents living in the area for the designation of the Hartslands area as a Conservation Area.</p> <p>People in the District place a high value on the quality of its landscape, historic character and open spaces according to the Sevenoaks District Sustainable Community Plan. One of the Development and Environment Priorities of the Plan for the next three years is to ensure that new development is designed to a</p>

	<p>Management Plan bears signs of being hastily produced. It is prolix, inconsistent and superficial. Features are praised or condemned with little regard to historical relevance. The photographs illustrating the text (one is wrongly captioned) are lifeless showing residential streets with parked cars without a soul in sight. Where are the people who make up our vibrant and living community? The document has scant regard for those who should be its chief concern.</p> <p>In our opinion, the draft in its present form is not an acceptable guideline for action.</p> <p>We submit that establishing and servicing of a Conservation Area is not a front line service and that if one were now to be set up it would divert resources from existing essential services which are clearly under threat. This proposal should therefore be rejected.</p>	<p>high quality and takes into account local character. This new Conservation Appraisal and Management Plan will help to achieve this local priority. Nevertheless, the Plan should make clear that any streetscape enhancements are subject to the availability of resources.</p>
<p>Boundary</p>		
<p>Sarah Wooten Jenny McComb Steve Pryce</p>	<p>We live at 33 and 35 Prospect Road, two of a set of three terraced houses on the western boundary of the proposed Conservation Area and described as "modern infill" in the proposal. The houses were built in the 1980s and are of a modern design very different from the Victorian houses at the top and bottom of the road. They are also set back from the road and do not form part of a coherent frontage to the road with the other houses and so impact less on the overall appearance of the road.</p> <p>We believe that the proposal to include these three houses in the Conservation Area would bring no obvious benefits though it would impose additional burdens on those who live there. The houses are so different from the character cottages that requiring period fixtures, styles or paints etc to be used would be incongruous and presumably unlikely to</p>	<p>Modern infill development within the narrow streets which form the Hartslands area is by definition small in scale but has a close relationship with surrounding development either side and on the opposite side of the road. Such development therefore forms an integral part of the character of each street. The Appraisal acknowledges that not all infill development fits well with all of the physical characteristics of the street. Nevertheless, the three terraced houses 53 - 55 Prospect Road are considered to play a role in the character of this tight knit street.</p> <p>The other examples of more recent infill development given are at the edge of the area</p>

	<p>happen in practice. Any major changes would no doubt require planning permission in any case.</p> <p>Numbers 53 A & B and 55 A & B Hartslands Road and numbers 5, 7 and 9 Quakers Hall Lane are similarly sited on the northern and eastern borders of the proposed Conservation Area and the boundary has been drawn to exclude them, despite their arguably contributing more to the character of the area. We would like to request that the Conservation Area boundary be drawn to bypass 33, 33A and 35 Prospect Road in a similar way.</p>	<p>with no similar development at the opposite side of the street and are therefore less integral to the character of the street. For this reason, they have been excluded.</p>
<p>John Humphrey</p>	<p>I cannot understand why the Victorian houses at 39/41 or 35 – 41 Quaker’s Hall Lane have been excluded – the proposed replacement buildings have been designed to be of conservation area quality although I should prefer to see the existing buildings re-used.</p> <p>It seems strange that the monstrous modern houses at 50A – 50C Bethel Road have been included whilst the Banana Leaf has been excluded.</p>	<p>35/37 Quaker’s Hall Lane has consent for demolition as part of a redevelopment scheme and is no longer appropriate for inclusion within the conservation area.</p> <p>39/41 Quaker’s Hall Lane is a much altered pair of semi-detached properties within a significantly changing setting. They abut a property which is to be redeveloped (see above) and a 3 storey flat roofed modern block of flats. The surrounding development severs this property from the conservation area.</p> <p>The alterations to the properties and their severance from the conservation area mean it is not appropriate to include them as part of the area.</p> <p>Modern infill development within the narrow streets which form the Hartslands area is by definition small in scale but has a close relationship with surrounding development</p>

		<p>either side and on the opposite side of the street. Such development therefore forms an integral part of the character of each street. The Appraisal acknowledges that not all infill development fits well with all of the physical characteristics of the street. Nevertheless, 50A – 50C Bethel Road are considered to play a role in the character of this tight knit street.</p> <p>The Banana Leaf is of a different period of development to the historic core of the Hartslands area and is at the edge of the area with no similar development at the opposite side of the street. It is consequently less integral to the character of the street. For these reasons, the building has been excluded.</p>
Simon Aguss	The 4 (northernmost) shops in the Hollybush Lane / St Johns Hill suite of community shops must be included in the CA. Whilst the southern 2 might be modern infill, the northern 2 are in a significant Victorian building which must be included in the CA.	It is proposed to amend the boundary of the Conservation Area to include the buildings 2 – 8 (even nos.) St John's Hill as Nos. 6 and 8 are contemporary with the historic core of the area already proposed to be designated; are part of the Important grouping of buildings formed by the shops and are buildings contributing to the character of the area. Nos. 2 and 4 represent modern infill development and are proposed to be shown as such on the Character Appraisal Map.
Simon Aguss	The whole of the public road surface of Hollybush Lane should be included in the CA. The Appraisal talks of enhancing the streetscape and you cannot do this if you exclude the streetscape! The same should be applied to	The public road surfaces at the edge of the conservation area (Quaker's Hall Lane; Hollybush Lane, Hartslands Road) are not included within the Conservation Area unless

	the whole of Hartslands Road.	the opposite side of the street has also been included in a conservation area, when the street can be considered as an integral part of the area.
Simon Aguss	<p>All the “scallops” taken out of the proposed CA should be included in the CA boundary, so that there is an entire boundary to the CA, defined by roads. The appraisal stresses the historic interest of the area being important. Hartslands was developed as a working class enclave with clear road boundaries enclosing the area, so to cut into this area just because of the present condition of buildings on a particular part of Hartslands is meaningless and short-termist.</p> <p>For example, if Old School Court was redeveloped (which hopefully it will be soon!), it would sit outside the CA and hence the planners would have no CA status to use as a stick with the developer to make the replacement building fit into the CA. Clearly an unacceptable situation.</p> <p>Similarly, the 2 Victorian houses to the east of Old School Court are omitted, but are key buildings in the development of Hartslands.</p>	<p>The “scallops” taken out of the proposed conservation area generally represent more modern development of a different character to that of the prevailing Victorian/ Edwardian streets. They are at the edge of the area with no similar development at the opposite side of the street and are less integral to the character of the street. For these reasons, they have been excluded.</p> <p>National planning guidance states that the effect of a planning application on the setting of a Conservation Area is a material consideration in determining the application. The Appraisal states: <i>All development in the conservation area, or part of its setting, must respond to its immediate environment and other context, in terms of scale, density, form materials and detailing.</i> The consequence of this approach is that any development, including replacement buildings, just outside the conservation area will have to be in keeping with the character of the adjoining area. For this reason, the exclusion of an area at the edge of the Conservation Area should not result in a reduction in the quality of design of new proposals.</p>
Character Appraisal Map		
Ruth King	Nos 28, 29 and 39 Bethel Road are all “modern infill” and	Noted and Character Appraisal Map

	should be annotated as such on the plan	amended.
Ruth King	The whole of the Cobden Road Centre (the old school) should be marked as a “building contributing to character” and not just the large section of the building	The northern part of the former school is integral to the building contributing to character of the area and this designation should be extended over this portion of the building. The Character Appraisal Map to be amended to incorporate this designation.
Ruth King	Percy Place on Hartsland Road should be marked as an “important grouping”	Percy Place, Hartslands Road is similar to many of the terraces within the Hartslands area and for this reason is not included as an Important Grouping.
Anthony Rudd	We feel the old school in Cobden Road constitutes the heart of Hartslands – the second northern section of the building should be designated as a Building Contributing to Character. Should the Percy Place terrace in Hartslands Road be recognised as an Important Grouping?	The northern part of the former school is integral to the building and the ‘building contributing to character’ designation should be extended over this portion of the building. The Character Appraisal Map to be amended to incorporate this designation. Percy Place, Hartslands Road is similar to many of the terraces within the Hartslands area and for this reason is not included as an Important Grouping.
Ruth King	Although we decided to exclude the Banana Leaf restaurant, I would be especially concerned about their flaunting of the planning regulations, especially as they are doing it again, right now, as I write this. I sincerely hope that they would be subject to more stringent rules as they will be bordering a Conservation Area in future (hopefully).	This matter has been referred to Planning Enforcement.
Anthony Clayton	There are four additions I would like to see: <ul style="list-style-type: none"> • Identify Kingdom Hall as contributing to the area • Identify Kingdom Hall and school as important group 	It is proposed that Kingdom Hall should be identified as a building contributing to the character of the conservation area. The

	<p>– the last remaining community buildings of ‘The Village’</p> <ul style="list-style-type: none"> • Extra houses at the bottom of Cobden Road should be shown as contributing to character • 17 Sandy Lane should be shown as contributing to character 	<p>building is contemporary with the development of the core of the Hartslands area and its scale and mass, and its visual and historical connection to the burial ground, symbolise the historic importance of the building on the local area.</p> <p>Kingdom Hall and the former school building are separated by dwellings and do not form a contiguous grouping. The importance of the buildings to the character of the area is already recognised in the Appraisal.</p> <p>Additional buildings contributing to the character of the conservation area have been identified in the northern section of Cobden Road and the Character Appraisal Map amended accordingly.</p> <p>17 Sandy Lane (known as Bricklayers Arms) should be shown as contributing to character and the Character Appraisal Map amended accordingly</p>
<p>Jack and Eleanor Barrott</p>	<p>A separate issue to be considered relates to the future of the Cobden Road school site and building. In 2003, an attempt was made to secure listed building approval on grounds of architectural/ historical merit. These grounds were considered inadequate at the time, but it does occur to us that a revised application on stronger and more positive grounds might have a greater chance of success. Viable and realistically costed plans for retaining historic and visually important elements and developing the site for public welfare and benefit would address some contemporary requirements and this approach could now</p>	<p>The application for listed building status is independent of the designation of a conservation area and there is no guarantee that a fresh application would be successful. The Appraisal proposes the identification of the former school as a building contributing to the character of the area.</p>

	<p>receive a more sympathetic hearing. Diana, Princess of Wales, memorably visited the site to show her support for those working among the needy of Sevenoaks. Let work aimed at enhancing the quality of life for all continue and expand.</p>	
Joanna Maxim	<p>Nos 32 and 34 Prospect Road were built in 1982 so should be designated as modern infill. Nos 36 – 42 Prospect Road are also modern infill.</p>	<p>Noted and Character Appraisal Map amended.</p>
Simon Aguss	<p>Whilst it is implied that this follows English Heritage guidance annexed to the Appraisal, I find it a very subjective map interpretation of the area and contains so many apparent inconsistencies that I must question its validity. For example:</p> <ul style="list-style-type: none"> • 48 Hollybush Lane (the shop Hair by Jo & Co) is not deemed a building contributing to character yet it is the end building of a terrace that is deemed of character and there is no obvious external difference that detracts from its character. • 37 & 39 Prospect Road are white weatherboard cottages almost identical to those to the north, and whilst all of them to the north are deemed to contribute to character, 37 & 39 are not. This is plain inconsistency. • The lower (northern) part of the Cobden Road School site is not deemed to contribute to character but its design and construction are surely synchronous with the more visible southern building, which does contribute. (since this is probably a future development site in the near future, this non-recognition of the northern building is worrying and implies that this could be demolished without any loss to the Hartslands CA) 	<p>The content and terminology of the Character Appraisal Map is consistent with the maps used for other Conservation Area Appraisals within Sevenoaks District. Rather than abandon the map, it is proposed to incorporate some of the detailed points raised through consultation.</p> <p>48 Hollybush Lane is an integral part of this terrace and should be designated as a building contributing to character and the Character Appraisal Map amended.</p> <p>37 & 39 Prospect Road are significantly altered with extensions and an integral garage and should therefore not be shown as contributing to character.</p> <p>The northern part of the former school is integral to the building and the 'building contributing to character' designation should be extended over this portion of the building. The Character Appraisal Map has been amended to incorporate this designation.</p>

	<ul style="list-style-type: none">• Kingdom Hall is similarly not deemed to contribute to character, yet the Appraisal stresses what an important building it is in the area. Yet to the south, the Friends Meeting House is considered to contribute to character, yet it has many modern additions including a flat roof and 1st floor roof terrace – hardly features of Hartslands Victoriana!• Most buildings in the northern half of Cobden Road are not deemed to contribute to character, but, especially on the western side, they are Victorian terraces contemporary with those further north, which are deemed of character. <p>The 3 other individual building classifications used (detracting from character, modern infill and (presumably) neutral) are equally subjective and indeed do not work in a useful and complementary manner. Modern infill does, in a very few instances, have reasonable character (the replacement buildings for the Man of Kent pub, for example), but if these are not identified then real standards cannot be set for future development. Similarly, some buildings that are not particularly characterful or over 100 years old may still have an important social history in Hartslands, eg. the 1950's prefab bungalow on Bethel Road, which was presumably built on a spare plot as part of post-2WW austerity.</p> <p>Since it is not an option to create a Conservation Area with tens of buildings omitted because they are modern / are not deemed to contribute to character, I would propose this whole subjective map is dropped. The important thing is that the whole Hartslands area is conserved for its historic interest, rather than the perceived architectural merit of individual buildings. A conscientious owner could remove a 1970's porch, or reinstate sash windows and immediately</p>	<p>It is proposed that Kingdom Hall should be identified as a building contributing to the character of the conservation area. The building is contemporary with the development of the core of the Hartslands area and its scale and mass and its visual and historical connection to the burial ground symbolise the historic importance of the building on the local area.</p> <p>Additional buildings contributing to the character of the conservation area have been identified in the northern section of Cobden Road and the Character Appraisal Map has been amended accordingly.</p> <p>It is not considered that a bungalow within an area of buildings of generally 2 storeys is anything other than detracting from the overall character.</p>
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	<p>elevate the character rating of an individual property. Hence, the current state of properties is less important than what they could aspire to be with sympathetic treatment in a CA.</p>	
<p>Character Appraisal</p>		
<p>The Sevenoaks Society</p>	<p>The Hartslands document appears to reflect the character of the area. It is noted that there are no listed buildings within the area but that the document should anticipate local listings. Minor corrections also forwarded.</p>	<p>Noted and corrections to be made to the Appraisal. Buildings contributing to character are identified on the Character Appraisal Map, with some further additions following consultation.</p>
<p>Simon Aguss</p>	<p>In many places through this document the “2-storey nature” of the area is stressed, e.g. p6. This should not be overplayed in the document – indeed at the 11th February consultation event, one of the main reasons for excluding the 2 Victorian shops on St Johns Hill from the CA was that they were 3-storey!</p> <p>Especially in Prospect Road, many of the older dwellings (e.g south eastern section of road) not only have original attic rooms with dormer windows but also lower ground / basement rooms which can be directly accessed from rear gardens. Hence, whilst they might “appear” 2-storey from the road, they are in fact 4 storey!</p> <p>Numerous Cobden Road houses clearly have a basement or attic rooms, so the same applies.</p>	<p>Two storeys is the dominant height of buildings within the Conservation Area and this is accurately reflected in the Appraisal.</p> <p>General references are made to <i>predominantly 2 storey terraced housing or buildings</i> (eg Page 6 and 20) or <i>Most of the buildings in the proposed Hartslands Conservation Area are two storeys</i>. This reflects the occasional exceptions. Attic rooms or basement rooms do not tend to alter the broad 2 storey appearance of the buildings.</p> <p>In relation to Cobden Road, the Appraisal already refers to <i>simple two storey narrow terraced houses (some with basements)</i> Dormer windows are rare within the Conservation Area.</p>
<p>Simon Aguss</p>	<p>On p7, the stated Plan purpose “to protect and maintain biodiversity” is totally meaningless in the context of Hartslands and should be removed. Elsewhere, the Plan clearly states there is only one area of open space in the</p>	<p>In common with the purpose in other conservation areas, it is the aim to protect and maintain biodiversity. Biodiversity may appear in brownfield as well as greenfield areas.</p>

	<p>whole of the area, and it is purely jumping on the nature conservation bandwagon to include this purpose in the Plan. There are several issues that the Plan can influence from amenity, landscape and, even, sustainability angles, such as retention of trees and retention of soft treatments in front gardens rather than paving them for car parking, but these will have practically zero effect on the area's (very limited) biodiversity.</p>	
<p>Simon Aguss</p>	<p>On p8, reference is made to the “new” LDF development plan procedure. Hasn't the new Coalition Government already decided to replace LDF's with something else, so LDF's are hardly new!? Is this a standard paragraph that the consultant has used in all appraisals he has conducted and has failed to revise?</p>	<p>The LDF is to be retained by the Coalition Government.</p>
<p>Simon Aguss</p>	<p>Section 2.5, p9, makes much reference to the need for quality design if a CA is established, and indeed this is implicit in the whole of the Appraisal and Management Plan. I totally concur with this – it is essential not to reduce the area's character by poor design and unacceptable development.</p> <p>Yet, as the Appraisal identifies, much of the character of the area has been eroded and lost in the last 10-15 years. With the planning process little changed over this period, this comment is a damning indictment of how poorly SDC, as the planning authority, has sought to protect the area. I have commented on applications, stating how inappropriate they are for Hartslands, yet SDC has approved them. I have even seen an SDC Officer recommend demolition of Kingdom Hall and its replacement with 3-storey housing: thankfully robust opposition from 60 local residents at a site meeting persuaded the Planning Committee to go against their officer's guidance.</p>	<p>The aim of the Appraisal when adopted is to explicitly define the key characteristics and features which contribute to the special character or appearance of the conservation area which in turn provides a basis for making consistent planning decisions about the appropriateness of development within the area.</p>

	<p>So how can Hartslands’ residents have any faith in SDC, as the planning authority, to protect and enforce the new Conservation Area when they have abjectly failed to have any vision or compassion for the area in the past 15 years?</p> <p>Just taking one example will show, I hope, how poorly SDC has interpreted the needs of Hartslands’ conservation. 1a-1c Prospect Road has been built in the past 10 years with the following:</p> <ul style="list-style-type: none"> • Concrete roof tiles • An inappropriate scale at street level • A hipped roof when the adjacent older properties in Prospect Road all have gables • Horizontal emphasis windows when sashes are more appropriate • Huge porches incorporating bin stores, which dominate the street frontage • The removal of a character ragstone wall • Car parking placed under a first floor flat <p>The Appraisal identifies all of these as “poor quality” design, inappropriate for Hartslands and detracting from its character. Can a leopard change its spots, because if not the success of the Conservation Area is compromised from the start?</p> <p>The identical issue comes up on p34, where unsympathetic modern infill is referred to and the first example illustrated is a housing infill approved by SDC as the planning authority approx. 10 years ago!</p>	
<p>The Sevenoaks Society</p>		
<p>Management Plan</p>		

<p>Ruth King</p>	<p>The only thing I am disappointed about is that there is no legislation which can force people to undo damage which has already been done, at least that which is realistic and inexpensive. I am referring - in particular - to the blight of the satellite dish. I am horrified by the fact that there is one on the front of 23 Sandy Lane, an 1840's building, and there is absolutely nothing I can do about it. One would ask whether it's worth making a rule which prevents further dishes from being erected when so many of them already blight this beautiful area. It especially makes me angry as there is an alternative... put the dish in the loft.</p>	<p>The Appraisal covers the issue of satellite dishes comprehensively The Appraisal explains that a planning application is needed for a satellite antenna where it is to be installed on a chimney; or on a building over 15m in height; or on a wall or roof slope which faces onto, and is visible from, a road. Within the Negative Features section, the Appraisal states that satellite dishes can detract from the appearance of an historic property. Within the Management section the Appraisal states that additions such as satellite dishes should preferably be located where they are not visible from public vantage points. It is for the District Council to enforce against those dishes which have been unlawfully erected and to strictly control the siting of any new dishes.</p>
<p>Katya Enslin</p>	<p>We live in Cedar Terrace Rd and therefore are in the proposed Conservation Area.</p> <p>I think it is a very good idea to try and ensure any development in this area is in keeping with current mix of houses/ buildings.</p> <p>We are opposite the Old School which has been sadly neglected by the council and I fear deliberately encouraged to rot to allow the possibility of demolition in the future (a ploy that I know builders and developers regularly use). This would be very sad as I consider it a beautiful building and very much a part of the local scene and history. Hopefully recognition of the historic status of the area should make this less likely.</p>	<p>The former School is identified in the Appraisal as a building contributing to the character of the area.</p> <p>The Appraisal acknowledges that on street parking for residents is a feature of this compact area which is both inevitable and at the same time has an impact on the appearance of the street scene,</p> <p>The management of on street parking is unlikely to significantly impact on the number, and therefore the visual impact of, parked cars in the street scene and is therefore not specifically proposed in the Appraisal.</p>

	<p>I also think that this area is blighted by cars and that the recent decision of the Council not to implement some form of restricted parking was a HUGE mistake. There would be plenty of parking for residents proven by the fact there are always spaces early morning and in the evening), and for people to visit shops in Hollybush Lane, if it were not the case that a large proportion of available parking is taken up every weekday by people using the area to park free while they work either in London or in Sevenoaks.</p> <p>I saw the results of the questionnaire regarding permit parking on- line and so far as I could see this area was refused because people preferred not to pay for it. Of course people would prefer not to but it is quite frankly a rigged questionnaire that uses this as the deciding point. People would pay if they had too and there was a benefit to the area logistically and aesthetically.</p> <p>It is not enough to preserve the buildings and ignore the street scene that surrounds them.</p>	
<p>Andrew Smith</p>	<p>I presume that budgets are in place to fund enforcement.</p> <p>It would also be appropriate to address the inconsistent surfaces and kerbs to give a more cohesive appearance, not least road signs.</p>	<p>The current funding for planning enforcement is unaffected by the creation of a new Conservation Area</p> <p>Improved road surfaces and street furniture are already mentioned as detractors and noted in the Management section as potential areas for enhancement.</p>
<p>Louise Merrett</p>	<p>Concern over the redevelopment of the undertakers on Quakers Hall and the impact on adjacent properties</p> <p>Concern on the content of the Guidance on the upgrade possibilities – we must be allowed to upgrade single glazed</p>	<p>35/37 Quaker’s Hall Lane and adjoining land has consent for demolition as part of a redevelopment scheme and is no longer appropriate for inclusion within the conservation area.</p>

	<p>windows etc not with secondary glazing but with suitable slim frame double glazing</p>	<p>The detail of the information leaflet on suitable replacement doors, windows and roof materials within Conservation Areas has not been produced but would need to take sustainable design and energy consumption into account.</p>
<p>John Bampron</p>	<p>Key issues</p> <ul style="list-style-type: none"> • Protection of Cobden Road School and Jehovahs Witness Church • Need for residents parking areas • Improved paving and hard surfaces • New street signing and street lighting • Identifying lines of control via planning and alterations generally 	<p>The designation of a Conservation Area gives greater control over demolition of buildings. The former School and Kingdom Hall are to be identified in the Appraisal as buildings contributing to the character of the area.</p> <p>The management of on street parking is unlikely to significantly impact on the number, and therefore the visual impact of, parked cars in the street scene and is therefore not specifically proposed in the Appraisal.</p> <p>Improvement of road and paving surfaces, street signs and street lighting design are already mentioned as detractors and noted in the Management section as potential areas for enhancement.</p> <p>The impact of alterations recognised in the Appraisal and the proposal for a new information leaflet on replacement doors, windows and roof materials considered to be suitable within Conservation Areas is already proposed in the Management section.</p>
<p>George Clifton</p>	<p>The area is already over-developed. All planning of</p>	<p>Designation of a conservation area cannot</p>

	<p>commercial or housing development should be prevented.</p>	<p>prevent all development but should ensure that future development is carefully considered for its impact on the special historic and architectural character of the area.</p>
<p>J K Welton; B N Boughton; Janet Liscombe</p>	<p>Sycamore trees rear of 22 Hollybush Lane and 3 Hartslands Road. These trees could have been saplings that were left to grow. The three trees are in an 8 metre row and have grown out of all proportion and have had to be cut back in the past. The occupant of 22 is unconcerned and sees no reason to carry on this containment, partly because he says he enjoys them, partly because they do not affect him being 40m away and being north cast no shadow over his property. On the other hand 3 Hartslands Road and to a lesser extent 5 and 1 Hartslands Road stand only 20m away from the trees and, significantly, to the east. This means that the shadow cast by the trees shades the gardens in the summer from mid-afternoon and is like looking out on a dense, dark wall.</p> <p>Over the last 15 or so years, 22 Hollybush has been persuaded to allow the trees to be pruned, but refuses to contribute the cost. They need to be ‘pollarded’ increasingly as they get bigger. This is a considerable cost to endure, merely to contain something which is not designed to be there. They are a sizeable blot in the landscape which can only get worse and ruin the quality of life for residents.</p> <p>If this becomes a conservation area what are residents to do? It is unlikely that 22 Hollybush will seek consent (if required) to continue the pruning?</p> <p>Prunus, Sorbus, Cornus, Mallus and Acer would all be suitable replacements which would be more in keeping with</p>	<p>The designation of a conservation area does not prevent the management of trees. It is possible to make a tree application for works to trees not in the ownership of the applicant provided the owner of the tree is notified. There is currently no fee for a tree notification in a conservation area.</p>

	<p>the area, provide habitat and food for wild life, grow naturally and be beautiful to look at.</p>	
J K Welton	<p>By and large I think the plan is a good idea if it will prevent wholesale changes, I am concerned that the theory of these ideas is taken too far. There is a fine line between preserving everything as it is at the point of adoption and enshrining a degree of flexibility which can be exercised by the people affected by eg trees and hedges which have a habit of not staying the same forever. I do hope that the not uncommon anecdotal evidence of TPOs being upheld to the detriment of those concerned will not prevail in this case.</p> <p>I agree that street furniture should be more sympathetic to the area, and it would be good if some demarcation line eg change of tarmac or raised threshold at the entrance to all roads leading into the area could be brought about. This would help generate an inclusive community feel within the area and show outsiders they are now entering a special conservation place where the speed should reflect the village nature of the area.</p> <p>Lastly, does the management plan if adopted mean the transgressors will be persuaded to bring their properties up to a predetermined standard?</p>	<p>Designation of a conservation area should not prevent all development and change but should ensure that future development is carefully considered for its impact on the special historic and architectural character of the area. The designation of a conservation area does not prevent the management of trees and each case will be assessed on its merits.</p> <p>Coloured tarmac may not be in-keeping with the character of the area.</p> <p>Following adoption, it will be for the District Council to enforce against any unlawful development and to strictly control the siting of any new dishes. For those elements which do not require consent, it is the purpose of the Appraisal to raise awareness and for individual owners to follow the good practice advocated.</p>
J K Welton	<p>The poorly maintained gravelled front to the former Sanitary Laundry is owned by the Mews offices and detracts from 1 Hartslands Road.</p> <p>The guttering on the back of the building overflows onto the patio of 1 Hartslands Road.</p>	<p>These are detailed matters of property maintenance beyond the influence of this Appraisal.</p>

<p>Mrs J K Welton; B N Boughton; Janet Liscombe</p>	<p>Hedge forming boundary opposite The mews, 1, 3 and 5 Hartslands Road is directly on the road and being a living boundary is gradually increasing in height and depth even though it is trimmed. It is currently maintained less and at 4 metres from the housing opposite is now 4 – 5 metres high, contains sycamore saplings which add 1metre to the height in summer and reduce the width of the road. If this becomes a conservation area, what are the residents to do? This is a compact area and requires a different form of conservation, taking into account one person's positive character and a negative impact on neighbours.</p>	<p>The designation of a conservation area does not prevent the management of trees or hedges.</p>
<p>Simon Aguss</p>	<p>I disagree that this document can be called a Management Plan for the Conservation Area if this section is supposed to be the "Plan". Any management plan should contain clear objectives, policies and proposed actions, but not of these are clearly set out and documented in this section.</p> <p>Instead, we have a lot of idealistic wording (e.g. 3rd para. 5.1) which, whilst it is very commendable, is written conditionally and, given the recent past performance of SDC and developers in the area, gives very little confidence that much will change as a result of CA status. A much more robust Plan is needed, with clear policies, actions, etc that everyone can commit and sign up to.</p>	<p>The proposed Hartslands Conservation Area Appraisal and Management Plan follows the format used by the District Council's for conservation areas and meets good practice.</p> <p>The Council's adopted polices are set out in Section 2.3 and are a material consideration in determining planning applications. Section 5 (Management) supplements, interprets and applies these policies to the proposed Hartslands Conservation Area to be used as a future tool by development control officers. If adopted, the Appraisal will be an additional material consideration in the determination of applications.</p>
<p>Simon Aguss</p>	<p>Section 5.2, 4th para.</p> <p>It is not enough to say here that any new development "should" encourage high quality and innovative design ... New development <u>must</u> be of this type.</p>	<p>The paragraph in question refers to a list of factors (such as high quality and innovative design that reflects local identity and promoting healthy, safe and secure living and working environments) which should be encouraged, but are not obligatory for all new development and the phrasing is therefore considered correct.</p>

		<p>Importantly, on a more limited criteria critical to the character of a conservation area, the following paragraph states that all development in the proposed conservation area, or which forms part of its setting, must respond to its immediate environment and context, in terms of scale, alignment, form, materials and detailing.</p>
Simon Aguss	<p>Section 5.3</p> <p>I totally agree with everything that is said in this section and agree with all the principles that need to be adopted. However, given my views on the overall weakness of the Management section of the Appraisal, how will they be enforceable?. Will there be the new equivalent of supplementary planning guidance which will have statutory powers under the Local Plan / LDF / replacement planning system? There needs to be.</p>	<p>The Appraisal if adopted will be a material consideration in determining planning applications. It supplements policies within the LDF and will be taken into account by the District Council in assessing applications, and, where necessary, Inspectors determining planning appeals.</p>
Simon Aguss	<p>Section 5.6 & 5.7</p> <p>I totally agree with all the points made in these 2 sections. Yes, indeed, the street scene is very poor in Hartslands at present, and there are a very worthwhile set of principles stated. But they are no more than principles: there is nothing in this Plan that will make them enforceable.</p> <p>You only need look at what has been done in the last 20-30 years in Hartslands to see that, without a clear design masterplan agreed with all parties, there is little hope of the public sector (SDC & Kent CC) responsible for the public realm in Hartslands improving the area if it becomes a Conservation Area. For example, new street name signs recently installed are modern and not traditional painted</p>	<p>The Appraisal sets out the potential enhancements to the proposed conservation area, subject to resources. If approved, the District Council should inform Kent County Council, as Highway Authority, of the designation of the new Conservation Area and seek sympathetic improvements to street surfaces, street furniture and signing.</p>

	<p>ones (S. End of Prospect Road), parking signage is totally out of scale (W side of Avalon Music on Cobden Road) and the motorway crash barriers in Cedar Terrace and Prospect Road are hideous and need removing!</p> <p>Therefore, these 2 authorities need to produce, agree and sign up to a design masterplan for the area, which sets out a long-term vision for an improved street scene, produces a timetabled plan of integrated enhancements, and looks for funding sources to implement. Examples of enhancements must include: “gateways” to the area (e.g. raised brick tables at entry points), a 20mph zone throughout, sympathetic road resurfacing where needed, footway repairs, removal of redundant signage and fixing signs to walls where possible (to remove vertical visual clutter)</p>	
Simon Aguss	<p>Missing from this document is any mention of a grants programme being made available to residents to enhance the character and sustainability of the area. This could be available as a “top up” to encourage homeowners to replace modern doors and windows with styles more appropriate to the Conservation Area, e.g. paying the difference between u-PVC and wooden double glazed sliding sash windows where a homeowner or developer is seeking to remove previous inappropriate work to houses. Additionally it could be available to enhance the “semi-public” realm of front gardens, which have a huge impact on the street scene (e.g. replace modern brick walls with timber picket fencing.</p>	<p>No grants are available from the District Council for residents within conservation areas to enhance their properties.</p>
Simon Aguss	<p>Appraisal and Management Plan</p> <p>Missing from this document is any attempt to realistically address the parking issues in Hartslands. Whilst I accept this might be strictly outside the scope of the Appraisal, it is a major detractor from the street scene, as well as a major</p>	<p>The Appraisal acknowledges that on street parking for residents is a feature of this compact area which is both inevitable and at the same time has an impact on the appearance of the street scene, The dominance of cars, both moving and parked,</p>

	<p>issue to homeowners, and is not going to go away. Finding resolutions may not be easy but this is something SDC needs to openly discuss with residents in open consultation (conducted in a much better way than the poorly handled “Parking Survey” of 2009, which was riddled with leading questions and a lack of opportunity for residents to openly express their views).</p>	<p>as recognised as an issue in the proposed Hartslands Conservation Area.</p> <p>The management of on street parking is unlikely to significantly impact on the number, and therefore the visual impact of, parked cars in the street scene and is therefore not specifically proposed in the Appraisal.</p>
<p>Simon Aguss</p>	<p>Section 5.3</p> <p>It is not desirable, but essential that SDC produces the suggested leaflet about replacement doors windows and roof materials. It must be distributed to every household, made available in local shops and libraries, etc, and have clear named contacts within SDC that people can contact for advice. Additionally, whilst the impetus of the Conservation Area designation is still current, SDC must run workshops for homeowners - looking at good practice to conserve and enhance their properties and the neighbouring areas. These workshops should include good local supplier and contractor advice.</p>	<p>The District Council has now decided that the good practice guide about replacement windows, doors and roofing will be incorporated into a forthcoming Heritage Assets Supplementary Planning Document which would apply to all Conservation Areas in the district. The idea of a local workshop looking at good practice will be considered by the District Council but need not be contained in the Appraisal which is a longer term document.</p>
<p>The Sevenoaks Society</p>	<p>We particularly welcome the suggestion that an information leaflet be provided by the Council about suitable replacement doors windows and roof materials in Conservation Areas.</p>	<p>The District Council has now decided that the good practice guide about replacement windows, doors and roofing will be incorporated into a forthcoming Heritage Assets Supplementary Planning Document which would apply to all Conservation Areas in the district.</p>