

11 July 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

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Development & Conservation Advisory Committee

Supplementary Agenda 2

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| 9. Conservation Area Appraisal Updates Appendices to the Report | (Pages 1 - 160) | Rebecca Lamb Tel: 01732 227334 |

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Sevenoaks District Conservation Areas:

An introduction to appraisals

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1.0 What is this document?

This document is an overarching introduction to eight conservation area appraisals which have been or are currently being revised as part of Sevenoaks District Council conservation area review programme.

The eight conservation areas are listed here and shown on the map opposite:

Revised in 2019:

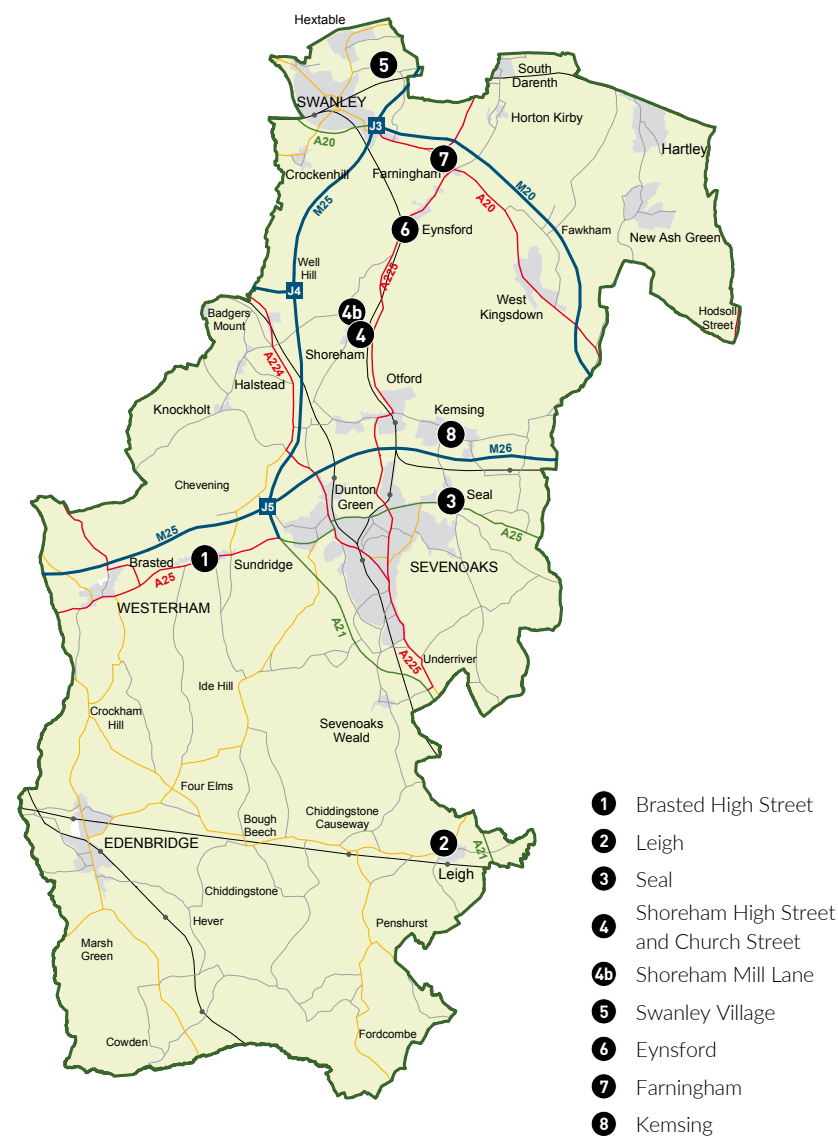
1. Brasted High Street
2. Leigh
3. Seal
4. Shoreham
5. Swanley Village

Revised in 2023:

6. Eynsford
7. Farningham
8. Kemsing

These revised appraisals can be downloaded from the Sevenoaks District Council website at <https://www.sevenoaks.gov.uk/info/20073/consultations>

This document will be further updated as the Council progresses with its conservation areas review programme.



2.0 Purpose of conservation area appraisals

Conservation area appraisals help Sevenoaks District Council and local communities to preserve the special interest and character of conservation areas.

They do this by providing homeowners, developers, Council officers and other interested parties with a clear definition and description of the area's special interest and character, against which future development proposals in the conservation area can be assessed and determined.

A conservation area appraisal outlines the history of an area and explains what makes it special. It identifies the elements that make up the character and special interest of the area, and those that detract from it, and provides recommendations for the area's future management. This may include recommendation for the changes to its boundaries, where appropriate.

In doing so, appraisals support the District Council's legal duty (under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

3.0 Designation and management of conservation areas

3.1 What is a conservation area?

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.

They are normally designated by the local planning authority, in this case Sevenoaks District Council.

3.2 Effects of conservation area designation

The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places. Historic England has a helpful website that explains these planning controls and considerations, including those on:

- Trees in conservation areas;
- Demolition of a building or structure in a conservation area; and
- Permitted development.

See: <https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

Whilst conservation area designation brings with it additional responsibilities for owners and occupiers, these are often outweighed by the benefits of living in an area of architectural integrity and traditional character. People tend to value these areas for their distinctiveness, and this value is often reflected in higher property values. See the Historic England research report on the financial benefit of conservation areas *An assessment of the effects of conservation areas on value* (May 2012): <https://historicengland.org.uk/content/docs/research/assessment-ca-value-pdf/>

3.3 Policy background

Government planning policies in relation to conservation areas and other types of designated heritage assets are set out in Chapter 16 of the *National Planning Policy Framework (NPPF)* (updated July 2021). See www.gov.uk/government/publications/national-planning-policy-framework--2

Local policies for alterations and development in conservation areas are contained in the Sevenoaks Council's Core Strategy (adopted 2011), Policy SP1 *Design of New Development and Conservation*, and in the *Allocations and Development Management Plan* (adopted 2015), Policy EN3 (Demolition in Conservation Areas) and EN4 (Heritage Assets). www.sevenoaks.gov.uk/info/20069129/current_local_plan/249/core_strategy_development_plan

3.4 Guidance

The Council has published design advice for proposals in the District's conservation areas. This is aimed at home owners, developers and other interested parties. The 2019 version, titled *Sevenoaks District Conservation Areas: Conservation Area Design Guidance* can be found here: https://www.sevenoaks.gov.uk/downloads/download/912/sevenoaks_district_conservation_area_design_guidance

A revised version is currently in preparation.

Historic England also publishes a number of advice notes on conservation areas, repairing historic buildings, design in historic places, and applying for listed building consent: <https://historicengland.org.uk/advice/>

4.0 Appraising conservation areas and defining significance

4.1 Best practice

Two Historic England publications provided relevant and widely-recognised advice for this project, which informed the methodology employed to prepare the new appraisals:

- *Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1* (Second edition, 2019) <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition, 2017) <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

Other guidance and advice documents that were consulted are listed in the Sources in Section 7.0.

4.2 Methodology

The appraisal of each conservation area involved the following steps:

- A re-survey of the area and its boundaries;
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends;
- Identification of views which contribute to appreciation of the character of the conservation area;
- A description of the character of the area and the key elements that contribute to it;
- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture, social make-up, historical associations and past and present uses;
- Assessment of the contribution made by open space within and around the conservation area;
- Identification of heritage assets, other positive contributors and, where applicable, detractors; and
- Making recommendations for future management of the conservation area.

4.3 Heritage assets

The appraisals identify buildings, listed or unlisted, which are of townscape merit or which contribute in other ways to the special architectural and historic interest of the area.

Statutory listed buildings are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of district's conservation areas. Listed buildings are referred to as designated heritage assets.

There are many unlisted buildings that help to shape the character of an area. The Historic England advice note on conservation area designation, appraisal and management includes a set of criteria that can be used to identify positive contributors in a conservation area.

Positive contributors identified during the re-survey tend to meet at least one or more of the criteria shown below. They can include buildings that may have suffered from unsympathetic alteration but have retained their historic form and could be restored to their original appearance relatively easily.

Positive contributors in conservation areas constitute non-designated heritage assets.

4.4 Detractors

Not every aspect of a conservation area will contribute to the characteristics that make it special.

This may be by virtue of the scaling and detailing of structures and their impact on the street-/townscape, the type and extent of alterations to houses, the way buildings relate to neighbouring properties, street clutter, or poor quality of features such as shopfronts, advertisements, street furniture or hard landscaping.

Checklist for identifying positive contributors in a conservation area:

- Is it the work of a particular architect or designer of local or regional note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area, in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute to the quality of recognisable spaces including exterior or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

Source: Historic England *Conservation Area Designation, Appraisal and Management* (2019), Table 1, p. 21.

4.5 Views analysis

Significant views have been identified both because they contribute to understanding and appreciation of the special character of the conservation areas (and in some cases the contribution of their landscape setting), and because they are a consideration in assessing the impact of new development and other change within the area or its setting.

The methodology applies best practice from Historic England's advice document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition, 2017)

At the heart of the methodology is the analysis of the 'significance' of each view in terms of its historical, architectural, townscape, aesthetic and community interest, and of the key landmarks or heritage assets visible within it.

The purpose is to identify views that capture and express the special and unique character of each conservation area, although the list in each appraisal does not claim to be exhaustive.

Views are categorised as:

- **Townscape views:** views within the conservation area which are short in range which are shorter in range and enclosed by buildings or trees;
- **Contextual views:** longer ranger views from within the conservation area into the surrounding landscape; and
- **Scenic views:** views from outside the conservation area which allow it to be understood and appreciated in its landscape setting.

4.6 Open space assessment

The character of a conservation area can be affected not just by the buildings in it, but also by open space inside and outside its boundaries. The appraisals therefore include an assessment of the value of such spaces to the character and appearance of the conservation area.

Definition

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded.

Analysis

The analysis considered open space inside and immediately outside the conservation area. Fieldwork to assess the open space was carried out at various times of year; seasonal variations, particularly leaf growth on trees may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each conservation area:

1. The historical relationship and function of open space;
2. Its contribution to the form and structure of historical settlements;
3. How open space is experienced and viewed from within the conservation area; and
4. How the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside.

Open spaces were mapped and graded into three different categories: 'strong contribution', 'some contribution' and 'no or negligible contribution'.

5.0 Public consultation

In preparing each conservation appraisal (Stage 1 as set out in Sevenoaks District Council's Statement of Community Involvement in Planning) a walk-about and on-site discussion was undertaken with representatives of the community of each conservation area. This was of assistance in gathering evidence on the history of the conservation areas and understanding its condition and the issues affecting its future management. Those attending included District and Parish Councillors, local amenity, and civic and historical societies.

Wider public consultation on the draft appraisals (Stage 2) was carried out for a period of six weeks. For the first phase of this project, this took place from mid-October to the end of November 2018 (Brasted High Street, Leigh, Seal, Shoreham, Swanley Village). For the second phase of this current project, this takes place from mid-January to the end of February 2023 (Eynsford, Farningham, Kemsing).

Copies of the appraisals and accompanying documents were posted on the Sevenoaks District Council website, where they could be read and/or downloaded. Paper copies were made available locally and at the Council offices in Sevenoaks.

'Drop-in' sessions were held in each of the villages affected, where Council staff and the external consultants who prepared the draft appraisals were available to answer questions and explain how the assessments had been made.

Written comments could be submitted online, by email, or on printed feedback forms available at the local consultation events.

For phase one in 2018, the public consultation events were attended by a total of 97 people. A total of 60 responses were received.

A full report on the 2018 public consultation is available on the Council's website.

For phase two, in 2023, a report will be available when the consultation period has concluded.

6.0 Using the digital documents

6.1 Interactive documents

The five conservation area appraisals that were revised in 2019 include interactive maps and electronic navigation elements. These conservation areas are:

- Brasted High Street
- Leigh
- Seal
- Shoreham
- Swanley Village

This chapter explains how these features work.





The decision has been taken not to include interactive mapping in the appraisals which are being revised in 2023 and in future revisions. This is because changes to web browsers and software have reduced the support to these elements.

6.2 Software


- Documents created in 2019 as part of this project have been designed to be viewed digitally. They will work best on Adobe Reader or Adobe Acrobat Pro versions X or later on a PC or laptop.
- Please be aware that some interactive features such as layered maps and navigation buttons do not currently work on many other pdf readers, or on the version of Adobe Reader which is used on many mobile devices such as ipads and mobile phones.
- Because the layered maps are an integral part of the appraisals, we recommend using Adobe on a desktop PC or laptop only.

6.3 Navigation

- To navigate through an appraisal, click on the relevant title on the contents page.
- Hyperlinks - identified by blue text – are quick links within the appraisals to other sections of the report.
- A series of buttons at the bottom of each page allow you to:

-  return to the contents page
-  access the layered map
-  return to the previous page
-  go back one page or forward one page

6.4 Layered maps

- Using the  button at the foot of the page you can access the layered conservation area map.
- This has a series of layers, each displaying a different piece of information. For example, heritage assets, historic Ordnance Survey maps, the conservation area boundary, etc.
- These layers can be hidden and revealed in any combination.
- This is achieved by switching layers on and off using the 'layers panel', which can be revealed by clicking the button on the left-hand side of the screen (although it should display automatically).
- On this panel click the small box alongside the layer name to hide or reveal it.

7.0 Sources and acknowledgements

7.1 Sources

7.1.1 Legislation and policy

National Planning Policy Framework, MHCLG (2018)

Sevenoaks District Local Plan (2011)

7.1.2 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition, 2019), Historic England

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition, 2017), Historic England

7.1.3 Reference

National Heritage List for England, Historic England (online) make a hyperlink to this <https://historicengland.org.uk/listing/the-list>

Kent Historic Buildings Index: Sevenoaks Section, Kent Historic Buildings Committee (1998)

Ordnance Survey mapping

7.1.4 Secondary sources

'Influences shaping the human landscape of the Sevenoaks area since c.1600', *Archaeologia Cantiana* Vol 130, David Killingray (2010)

Buildings of England, Kent: West and the Weald, John Newman (2012)

English Domestic Architecture: Kent Houses, Anthony Quiney (1993)

8.0 Annex 1: Notes on the history and character of Sevenoaks District

These notes provide context to the conservation appraisals. More information on these subjects can be found amongst the sources listed in section 7.0.

8.1 Geology

The geology of Kent runs in strata from Surrey and Great London east towards the Straits of Dover.

In Sevenoaks, this creates clear bands, running east-west. From the north, these are:

- Chalk, forming the North Downs;
- A narrow lowland belt – the Vale of Holmeddale – made of Gault clay and Upper Greensand stone;
- Then the escarpment of the Lower Greensand (on which Sevenoaks town sits);
- The Lower Greensand includes beds of building stone such as the famous Kentish Ragstone (in the Hythe Formation);
- The clay of the Low Weald;
- The ‘Hastings Beds’ of the High Weald, which include fine yellow sandstones which have been widely quarried.

8.2 Landscape and agriculture

The stratified geology creates matching landscape zones, instantly recognisable to those who live in Kent:

- The North Downs is a region of rolling chalk uplands, which rises gently to the south, heavily wooded. This is an Area of Outstanding Natural Beauty;
- The soils of chalk overlaid with clay and flint are poor and very hard to plough. Traditionally, these soils and the altitude made for limited settlement and where woodland was cleared farms concentrated on sheep and corn;

- The southern edge of the Downs is an escarpment, at the foot of which is the narrow Vale of Holmsedale. This is drained by the River Darent before it turns north through gap in the North Downs, towards Dartford. The soils here are fertile, and have supported settlements for thousands of years;
- The Charlton is the area south of the Vale of Holmsedale, no more than three or four miles wide around Sevenoaks and rising steadily to a ridge overlooking the Weald (the highest point is Toy’s Hill at 245m). Historically this was wooded country: ‘chart’ means poor or infertile soil);
- The famous Kent Weald is a large heavily wooded rolling landscape, running south to the South Downs. The heavy clay soils were difficult to plough, which meant that historically the Weald was a pasture economy. The clay was once described as ‘cement in summer and soup in winter’, and made access relatively difficult until the railways.

8.3 History

Neolithic

The first farmers are believed to have arrived in Kent, perhaps as immigrants from the Continent, c.4000BC.

Bronze and Iron Ages

The evidence of barrows (burial mounds) suggest a sizeable population living in Kent from the early Bronze Age. These were overwhelmingly agrarian communities.

By the Iron Age homesteads were thickly studded across the county. Ironworking in the Weald became increasingly common, exploiting the iron deposits there.

There is an iron age hillfort at Otford, at a crossing point on the River Darent

Romans

Kent was the arrival point for the Romans and the closest location to the rest of the Empire. The impact of the Romans was therefore particularly marked.

Sevenoaks District is off the main Roman road network (which passed to the north) and there were no major settlements. However, the fertile soils of the Darent valley were the location of many villas.

Middle Ages

Settlement patterns continued little altered after the Romans left. Cattle were driven between the Chartland and the Weald, where they rooted for food in the forests.

Sevenoaks town may pre-date the Norman Conquest, and begun as a market or wayside shrine on one of the drovers roads.

Rural industries of cloth working and iron smelting (in the Weald) brought exceptional prosperity in the fifteenth and sixteenth centuries, reflected in the fine churches and timber-framed houses that survive.

Seventeenth and eighteenth centuries

The proximity of the district to Kent increasingly affected its character, for example by successful lawyers and merchants investing in estates and building fine houses.

Arrival of the railways

Railways transformed Kent by revolutionizing access to markets and materials. The town of Sevenoaks is a good example of the way in which the railway (which first arrived in the 1840s) caused rapid and extensive expansion, with a considerable change of character as well as form.

It became possible to commute to London from west Kent, and villas and terraces for commuters began to emerge in villages and towns with good rail services.

Twentieth century

This process continued through the twentieth century: the economy has shifted away from agriculture, towards services.

Since the middle of the twentieth century, the beauty of the Kent landscape and its towns and villages has been recognised and protected through designations such as the Green Belt, Areas of Outstanding Natural Beauty and listed buildings and conservation areas.

9.0 Annex 2: Glossary

Designated heritage asset – A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Edwardian – Correctly refers to the period from 1901 to 1910, the reign of King Edward VII, but often used in a more general way to refer to the whole period from 1900 to 1914.

Flemish bond brickwork – an arrangement of bricks in which headers and stretchers alternate in each course; the predominant form of brick bond throughout the Georgian period.

Flint – widely available in Kent as a building material, generally used close to its source because it was too heavy to transport. Used either in its natural rounded form, or 'knapped' (cut and shaped).

Georgian – dating to between 1714 and 1830, i.e. during the reign of one of the four Georges: King George I to King George IV.

Half-timbering – non-structural, decorative use of timberwork, as distinct from structural timber framing. Popularly used in the nineteenth century and associated with Old English and revival of vernacular architecture.

Hipped roof – a pitched roof with four slopes of equal pitch.

Kent peg tiles – the traditional form of clay roof tile used in Kent, traditionally hung on roof battens with a peg.

Kentish Ragstone – a hard grey sandy limestone found in East and West Kent, not suitable for fine stonework or carving and typically used as rubble for walls.

Locally listed building – a building which is of local architectural and historic interest or makes a significant contribution to the character and appearance of the District, but which is not designated at the national level, i.e. as a listed building. Structures and open spaces can also be locally listed.

Mathematical tiles – thin fired clay tiles attached to a timber frame, giving the outward appearance of fine brickwork; a response to brick tax levied between 1784 and 1850.

M-shaped roof – a form of pitched roof consisting of two parallel pitched roofs meeting in a central valley.

Neo-Tudor – A nineteenth-century architectural style involving revival of elements of Tudor architecture. Typically used for schools, workhouses, gate lodges and model cottages.

Non-designated heritage asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing. Buildings, structures and open spaces on the Local List for Sevenoaks are considered non-designated heritage assets.

'Old English' style – an architectural style of the late nineteenth century involving revival of vernacular elements from the Weald of Kent and Sussex, such as tile-hung walls and timber-framing, casement windows with leaded lights and decorative bargeboards, in picturesque compositions evoking a bygone England.

Pitched roof – a roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.

Rat Trap brickwork – a variant of Flemish bond using bricks laid on their side, with the effect that they appear larger.

Roughcast – outer covering to a wall consisting of plaster mixed with gravel or other aggregate, giving a rough texture.

Rubble stone – irregular blocks of stone used in masonry construction.

Tile-hanging – use of clay tiles, hung vertically to clad a wall. Used predominantly on upper storeys only. Nineteenth-century tile-hanging often features tiles with curved or pointed ends.

Timber framing – the structural use of timber. Historically, oak was preferred. The gaps (or ‘panels’) between the timbers were filled with plastered wattle and daub, which is often later replaced by brickwork (known as ‘nogging’ when used in this way)

Vernacular – traditional forms of building using local materials. In Kent this typically features timber framed construction, clay tile roofs, casement windows, weatherboarding, tile-hanging and flintwork.

Victorian – dating to between 1837 and 1901, i.e. during the reign of Queen Victoria.

Weatherboarding – wall cladding formed of horizontal wooden boards, traditionally painted white for domestic buildings. A characteristic feature of vernacular buildings in Kent.

Sources

James Stevens Curl and Susan Wilson *Oxford Dictionary of Architecture* (2016 edition)

John Newman *The Buildings of England, Kent: West and the Weald* (2012)

National Planning Policy Framework Annex 2: Glossary (2021)

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Eynsford Conservation Area Appraisal

July 2023

This appraisal for Eynsford Conservation Area supports the duty of Sevenoaks District Council under section 71 of the planning (Listed Buildings and Conservation Areas) Act of 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

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For details of the methodology employed in assessing the Conservation Area and preparing the appraisal, as well as a glossary of common technical terms used in this report, see the publication *Sevenoaks District Conservation Areas: An Introduction to Appraisals* which is available on the Council website.

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Agenda Item 9

1.0 Overview of Eynsford Conservation Area

Eynsford is an historic village in west Kent with a population of 1,814 (2011 census). It is six and a half miles to the north of Sevenoaks and approx. 18 miles south-east of central London. The village is situated in the bottom of the River Darent Valley, giving it a strong sense of rural detachment, though both the M20 and M25 are less than 2 miles away. Eynsford is connected to Sevenoaks and London by the railway which first opened in 1862. The village lies within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty. There are also three scheduled monuments in the parish: Eynsford Castle, Eynsford Bridge and Lullingstone Roman Villa.

Conservation Area boundary

Eynsford Conservation Area encompasses the whole of the historic village, except some late-nineteenth century housing on each end of the High Street. The westward boundary extends to the railway viaduct along the valley of the Darent. Twentieth-century housing developments within and on the edges of the village (primarily on the eastern side) are excluded from the Conservation Area.

Designation history

The Eynsford Conservation Area was first designated in 1973 and subsequently extended in 2006 following a review by the District Council.

Topography and geology

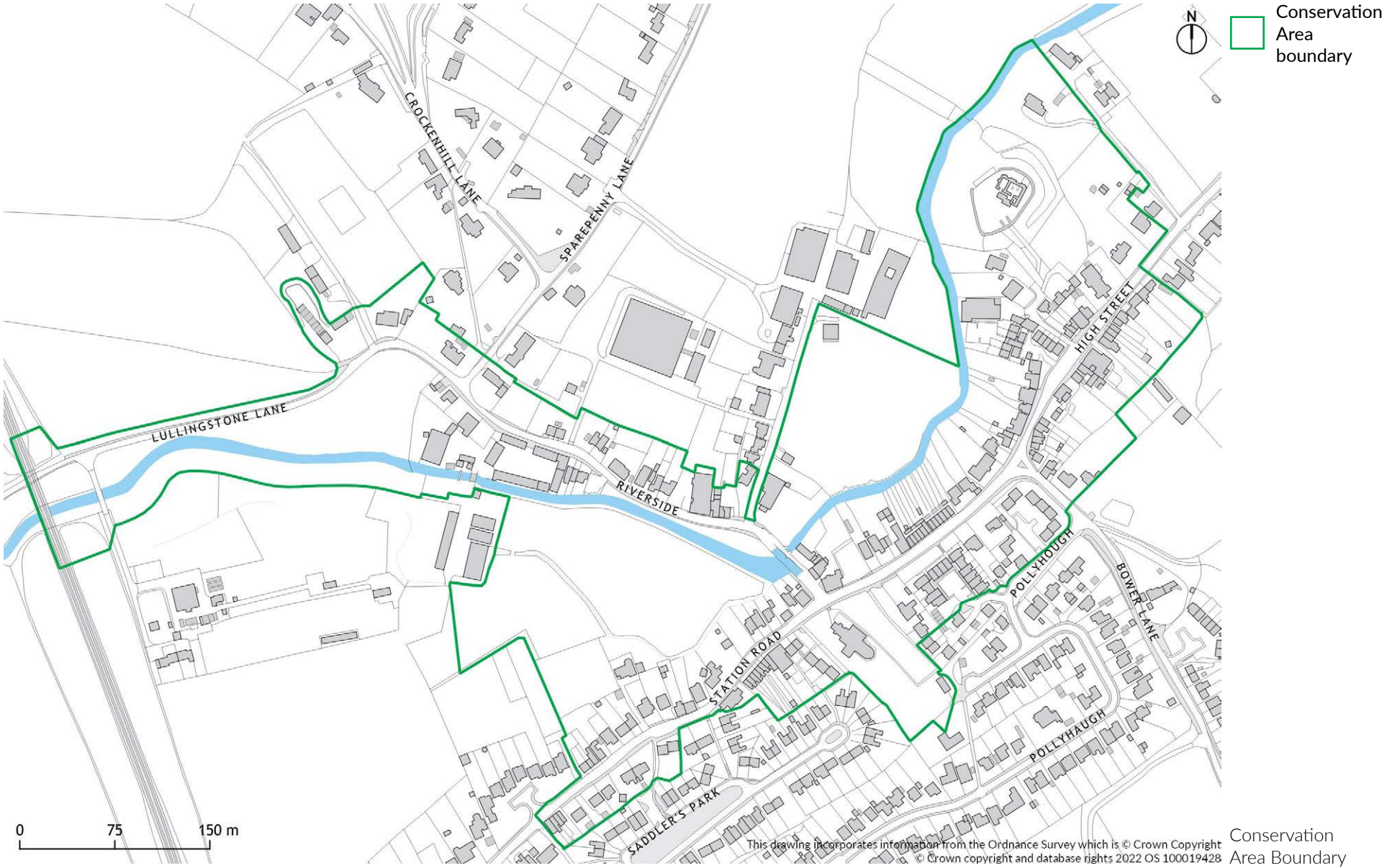
The topography of the village has been shaped by the River Darent, which flows through a gap in the North Downs, north of Sevenoaks. The High Street runs parallel to the river until the historic crossing point, at which point Riverside follows the river upstream. Views of the river, meadows and the surrounding gentle slopes are crucial to Eynsford's sense of place and its special character.

The village sits on a mixture of gravel, sand and clay in the valley, with a band of chalk beneath the higher part rising up to the Downs. As a result, there is no good building stone, although much use is made of flint which is found nearby. Local clay has traditionally been used for making roof tiles and bricks.

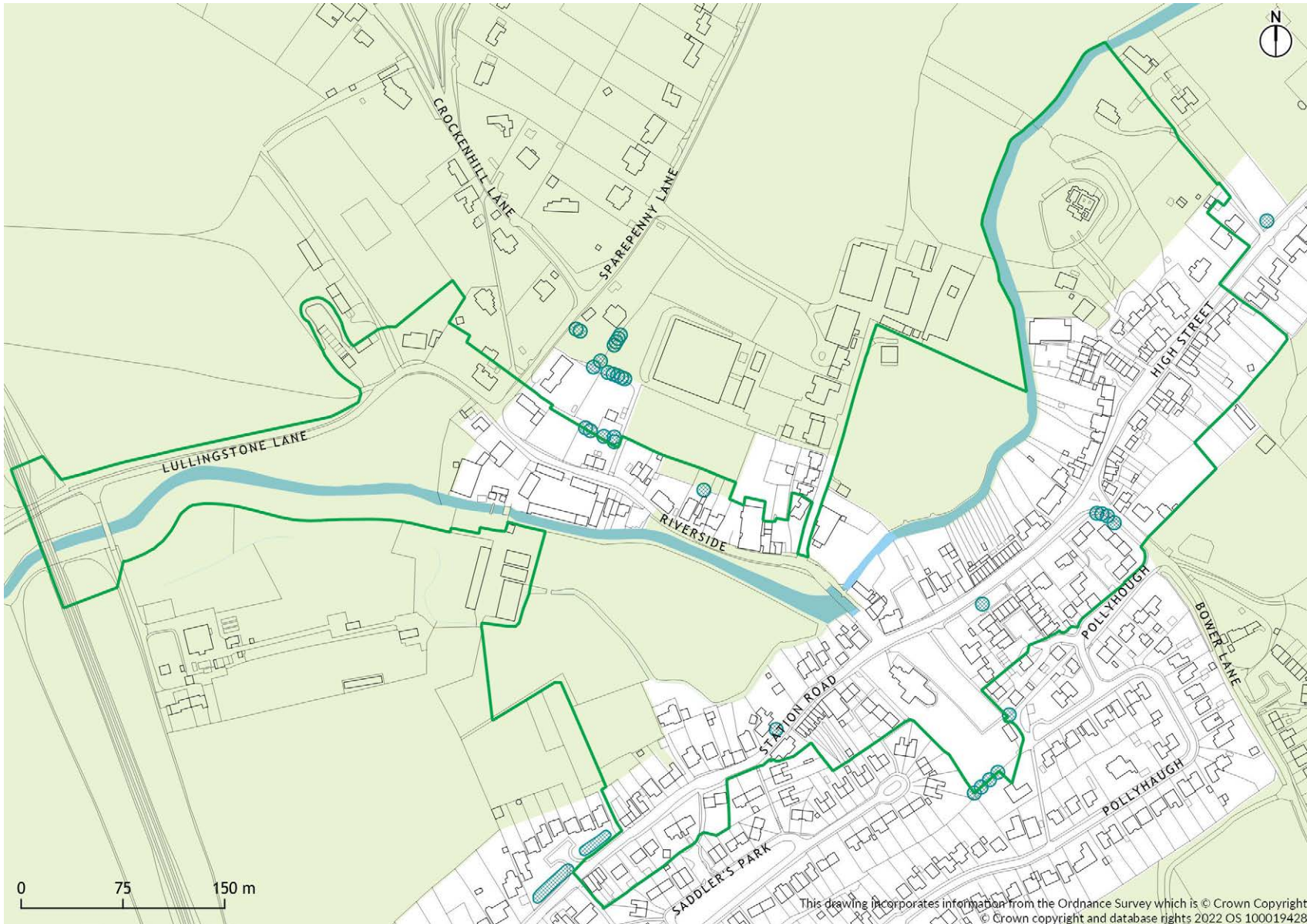
Summary of special interest





Eynsford is an attractive riverside village nestled in the North Downs, historically focussed around two centres: the castle to the east, and upstream the church and crossing point over the River Darwent. The main features of special historic and architectural interest in the Eynsford Conservation Area are:

- The crossing of the River Darent. This provides a particularly picturesque composition, with the bridge and ford in the foreground of attractive views east, to the church, and west, to the water meadows; historic buildings also contribute to this area;
- An exceptionally well-preserved example of an early Norman castle at the northern end of the village, though not visible from the High Street;
- A large number of historic buildings including the eleventh-century flint church, late medieval timber-framed houses, Georgian brick buildings and Victorian terraces;
- Traditional craftsmanship embodied in original building materials and architectural features;
- Unfolding, linear High Street, with views of the Downs in the background; and,
- A well-defined boundary on the western side of the village, preserving its rural relationship with the river and the Downs rising either side. Most new development lies behind older buildings along the eastern side of the High Street, and therefore out of view.



This drawing incorporates information from the Ordnance Survey which is © Crown Copyright
 © Crown copyright and database rights 2022 OS 100019428 Conservation Area Boundary



-  Conservation Area boundary
-  Green Belt
-  Area of Outstanding Natural Beauty
-  Tree Preservation Order

Landscape designations and Tree Preservation Orders

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2.0 Historical development

Beginnings

Evidence of settlements in the Darent Valley stretch as far back as Neolithic times. The Romans later favoured the valley, with the well-preserved Roman villa, Lullingstone, situated west of the village upstream from the Conservation Area.

Middle ages to 1800

The name Eynsford is derived from Old English, meaning 'Ægen's Ford', suggesting that the village grew around the river crossing. This is likely the one still in use today, because of the proximity of the parish church. 300 metres downstream from here is Eynsford Castle, probably built by William of Eynsford, the son of Ralph, the first Norman tenant of the Archbishops of Canterbury. This contains some of the earliest Norman stonework defences in the country: the lower two thirds of the enclosure wall are thought to date to 1088. The present parish church, St Martin, was built soon after, at the expense of William. Further works were carried out to St Martins in the thirteenth, fourteenth, sixteenth and nineteenth centuries.

Evidence of the pre-industrial prosperity of the village can be found in surviving buildings. These include a number built during the fifteenth and sixteenth centuries, such as Malt Cottage, Elizabeth Cottages and Tudor Cottage. From the seventeenth and eighteenth centuries, some larger houses survive, for example Ford House, Eynsford House and Russell Garth. The charming bridge dates to 1596.

Nineteenth and twentieth centuries

The railway arrived at Eynsford in 1862, stimulating an expansion of the village to the north and south of the High Street. The terrace between Bower Lane and St Martins is an example of the buildings also erected within the footprint of the pre-nineteenth century village at this time.

Growth continued in the early-twentieth century, such as the row of semi-detached houses on the northern side of Bower Lane. These were followed immediately after the Second World War by further groups of new houses east of the High Street, along St Martin's Drive, Pollyhaugh and Saddler's Park.

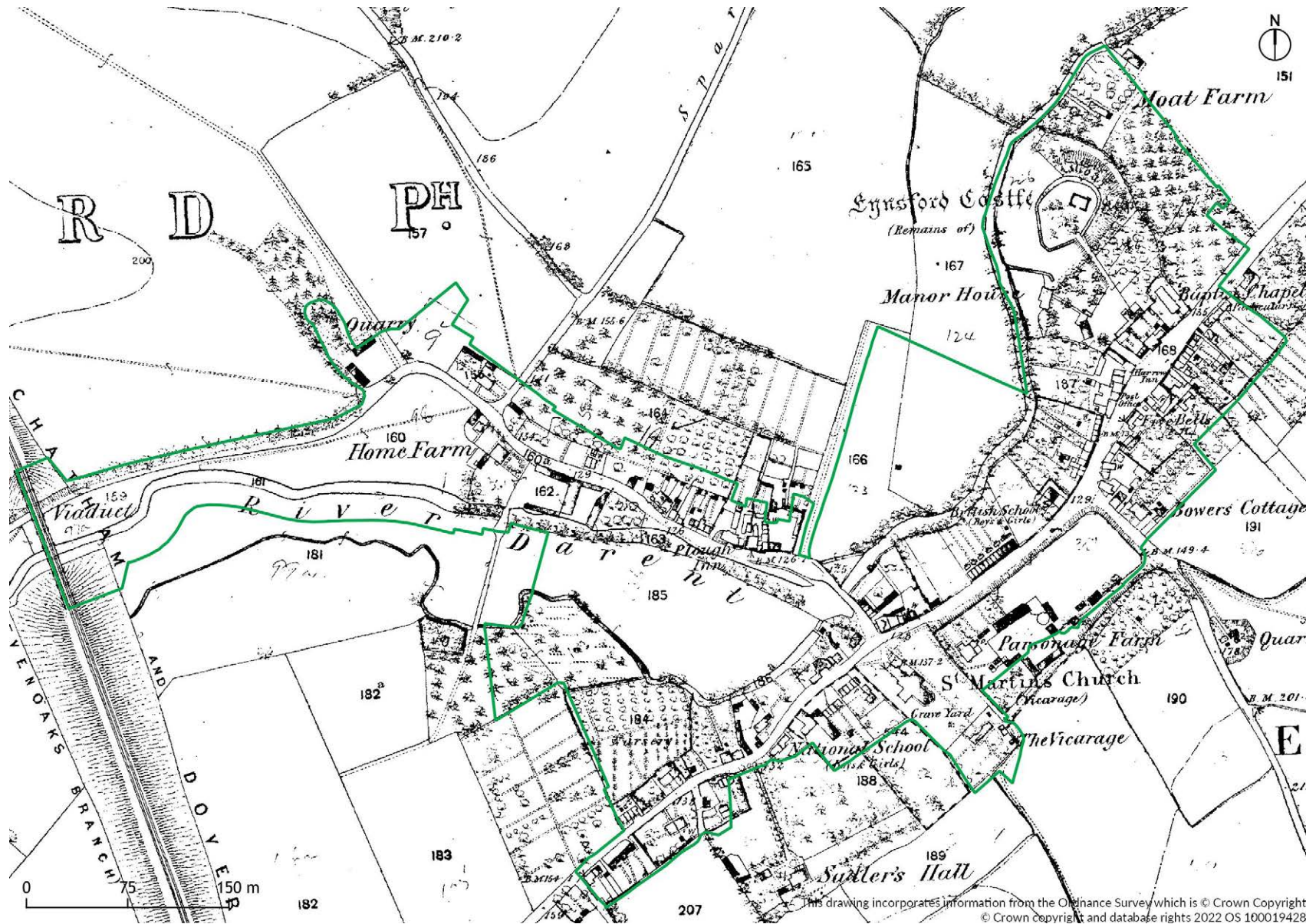
New development slowed after this, due to the creation of the Metropolitan Green Belt (1950s) and the designation of the Eynsford Conservation Area (1973).

Historical associations

Eynsford has been the home of well-known residents such as the composer Peter Warlock, who lived in the village for four years in the 1920s, and Arthur Mee (1875-1943) editor of the *Children's Newspaper* and the *Children's Encyclopaedia*.



Riverside from the eastern bank, approximately 1885



First edition OS, surveyed 1865, published 1869

3.0 Architectural and built character

Spatial character

Eynsford is an example of a riverine village settlement with two historic centres: the ancient river crossing and parish church is one, and the Norman castle downstream to the north is the other. It appears that these two foci attracted separate clusters of houses and trades, which over the centuries have gradually coalesced along the High Street to form the single linear village we see today. Its spatial character consists of:

- Two historic centres: the river crossing and the Norman castle;
- A linear form, along the High Street;
- A secondary arm along Riverside, following the banks of the Darent;
- Where the two meet, a picturesque grouping including the bridge and the church, which is built on higher ground clear of flooding;
- Buildings that are small in scale;
- The High Street is more enclosed, with many buildings in terraces or pairs, and large numbers built right up to the pavement;
- By contrast Riverside is open, with large areas of meadow and other open space alongside the river;
- The position of the church on higher ground;
- Fewer front gardens than some other villages in the District. They are found primarily on Station Road and Lullingstone Lane;
- Trees are a strong feature in most parts of the Conservation Area, concealing from view many of the newer houses along the High Street; and,
- A clearly defined village boundary on the western side of the village, with open landscape up to the viaduct.



The openness of the Riverside area



The more closed nature of the High Street

Building forms and details

The historic buildings which contribute positively to the Conservation Area are characterised by the following:

- Mostly small in scale and domestic in character;
- The older houses tend to be more complex in form, and later buildings simpler in outline;
- The oldest houses were detached, but later subdivision and construction introduced a mixture of terraces, pairs or small groups as well. More recent houses have tended to be detached;
- Predominantly two storeys;
- Traditional forms of pitched roofs, with a mixture of gabled, hipped or catslides;
- Brick chimneys, tall and prominent;
- Timber-framed sash windows and a mixture of timber and metal casement windows. Many of the casements are leaded lights; and,
- Panelled timber doors.



Casement windows



Pitched roofs



Detached houses



Terraced houses



Tall brick chimneys



Building forms

Architectural styles

- Vernacular: a style characterised by the use of locally available materials that reflect local custom and building tradition. Characteristic features within Eynsford include exposed timber framing with rendered infill panels, and timber framing concealed behind lime render (finished in white or painted colours), brick, flint detailing, tile hanging and (predominantly) steeply pitched roofs with handmade clay plain tiles (including Kent peg tiles);
- Unlike most vernacular buildings, Georgian and Victorian house design is normally underpinned by the principles of classical architecture - for example, in the proportion of windows and the use of classical detailing. They normally have sash windows and are built of brick laid in Flemish bond, often incorporating dark headers. In addition to detached and semi-detached houses, terraces began to appear. Slate roofs begin appearing in the nineteenth century; and,
- Some late-nineteenth and early-twentieth century vernacular buildings reintroduced some of the materials forms and detailing of older vernacular buildings.



Vernacular



Vernacular



Georgian



Victorian workers' cottages



Victorian commercial architecture



Old mill buildings

Traditional building materials

A limited palette of traditional building materials makes a significant contribution to the special interest and distinctiveness of the Conservation Area. Many of these are characteristic of West Kent:

Pre-1850

- Flint, used extensively in the church and the castle, and sparingly elsewhere;
- Timber framing with rendered infill panels or concealed behind lime render, or sometimes refaced by tile hanging or brick;
- Lime render;
- White painted timber weatherboarding;
- Timber casement windows, from c.1700 timber sash windows;
- Local red brick, usually laid in Flemish bond often incorporating dark headers; and,
- Roofs of handmade clay plain tiles.



Timber frame



Local red brick



Clay roof tiles



Weatherboarding



Brick and flint



Flemish bond brickwork

After 1850

- Buff or red coloured brick laid in Flemish bond;
- Handmade clay plain tile or Welsh slate roofs;
- Timber sash windows; and,
- Wooden shop fronts.



Half timbering and red brick



Welsh slate roofs



Yellow brick and clay roofs



Buff brick

Boundaries and streetscape

Boundary treatments also make an important contribution to the character and appearance of conservation areas. The use of a mixture of low brick walls, wooden palings and hedges reinforce the historic village character. Alongside these, there are a number of less common boundary treatments, such as high brick walls (primarily found on the southern end of the High Street) and knapped flint walls (found around the church and in a few other locations).

Elsewhere, there are a large number of buildings that stand right on the edge of the pavement or the street, with no (or very little) front garden.

Modern bow-topped metal railings, primarily found on the northern end of the High Street, are not of a historic pattern and therefore not consistent with the Conservation Area's special character and appearance.

All roads are laid in tarmac, with pavements laid in a mixture of tarmac and York stone. There are a number of manhole covers of historic interest. They are identified by the name 'Gibson-Eynsford' cast in to them.

Road markings are prevalent in the village, with the most common being:

- Broken white lines (High Street);
- Parking lines (High Street south and Riverside); and,
- Double yellow lines (High Street south and Riverside).

The street furniture and highways infrastructure on the High Street is almost all of a standard design and harmful to the character and appearance of the Conservation Area. This includes bus stops, bins, modern street lamps, reflector bollards and a guard rail. Alongside this, there is also a profusion of traffic signage on both the High Street and Riverside.

An exception is the charming, ornately cast early electricity supply box on the west side of High Street just south of Bower Lane. This rare example is of both historic and aesthetic interest.



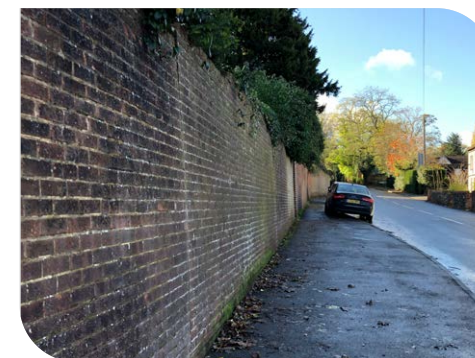
Iron railings



Wooden palings



Hedges



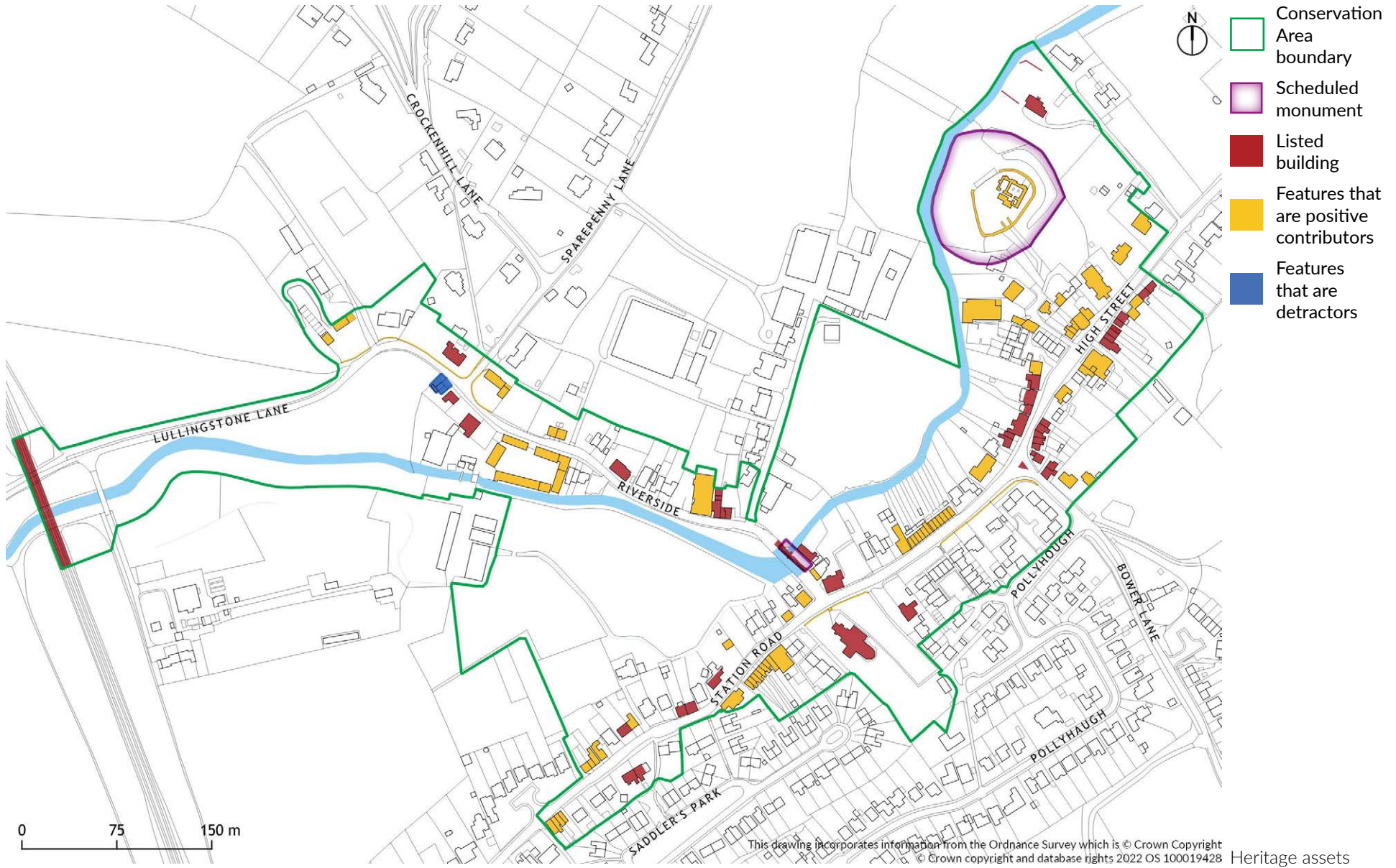
High brick walls



Knapped flint walls



Bow-topped railings



Heritage assets, positive contributors and detractors

The buildings and structures of the Conservation Area contribute in different ways to its overall character and appearance, some positively (positive contributors and listed buildings), others negatively (detractors). The contributions of individual elements are shown on the map on [page 12](#).

Positive contributors

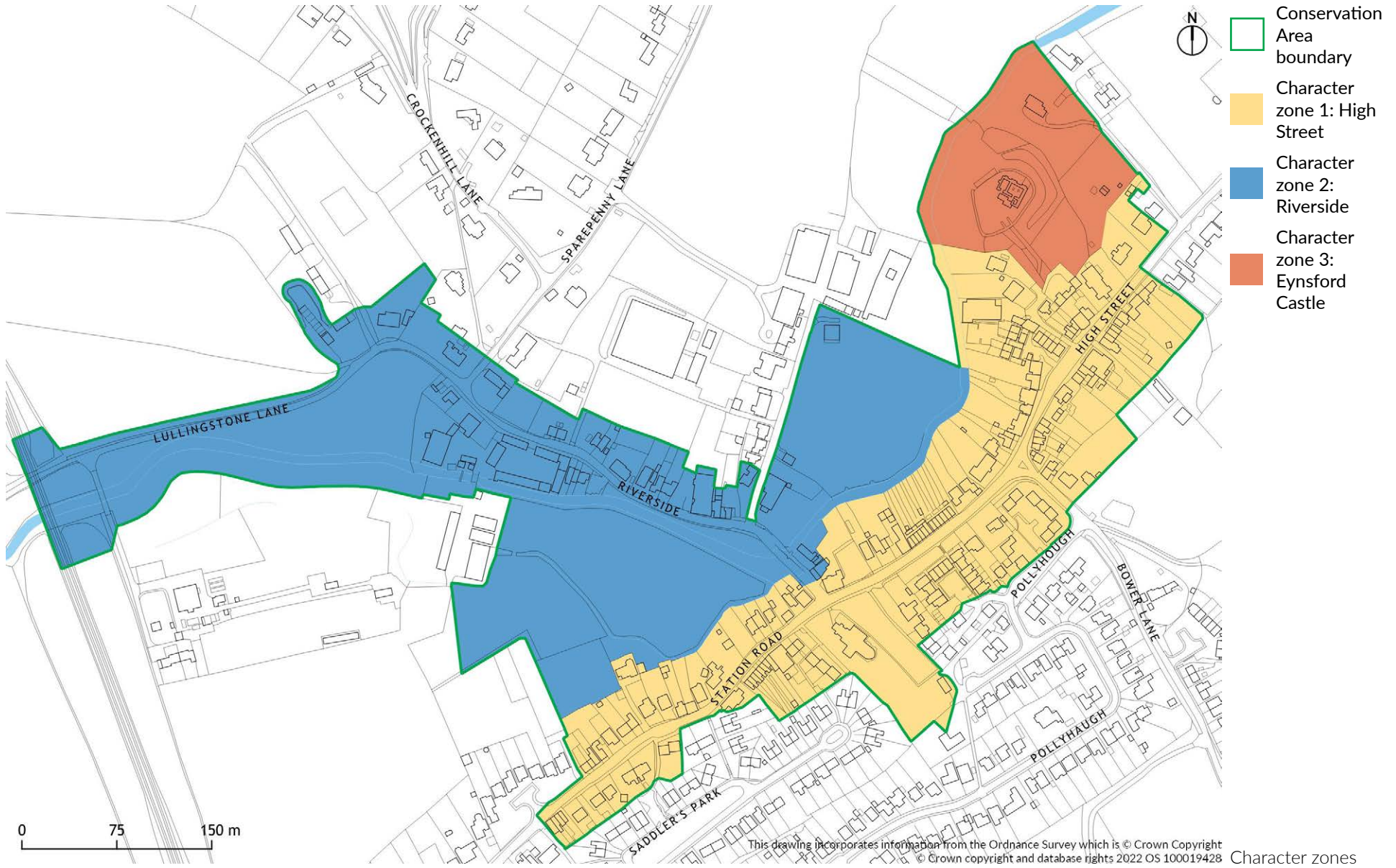
The Conservation Area contains a large number of heritage assets, both designated and non-designated, all of which contribute to its architectural and historic interest. The extent of a building's contribution to the character and appearance of the Conservation Area is not limited to its street elevations but also lies in its integrity as an historic structure and the impact it has in three dimensions. Rear elevations can be important to the character and appearance of the Conservation Area, as can side views from alleys and yards.

- *Listed buildings (designated heritage assets)*. Buildings or structures that have been designated by national government as having special historic or architectural interest at a national level. For further details, see Historic England's webpage 'What is Listing?' at: [What is Listing? | Historic England](#)
- *Positive contributors (non-designated heritage assets)*. These are unlisted buildings that positively shape the character and appearance of the Conservation Area. Some buildings may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily. A checklist for identifying positive contributors in a conservation area is given in the Historic England advice note *Conservation Area Designation, Appraisal and Management* (2019), available at: [Conservation Area Designation, Appraisal and Management](#).

Detractors

Some elements of a conservation area may be out of character due to, for example, their scale, use of materials or the way they relate to neighbouring buildings. These are identified as detractors.





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Character zones

Character Zones

Character Zone 1: High Street

- Defined by two historic centres, one by the entrance of the castle and another by the church and river crossing;
- Views constantly unfold and reveal along the winding High Street;
- Variety of building types illustrating the economic, social and cultural life of the village, including many houses and all the village institutions, such as the two churches, three pubs, the shops, the village hall and the former school;
- Many of the buildings face directly onto the street or have very small front gardens. The exception to this is the Church of St Martin and the houses immediately north;
- A particularly important group is the two groups of houses dating from the fifteenth to eighteenth centuries on the junction between High Street and Bower Lane and immediately to the north. These include: Bower Cottage; Windmill Cottage; Elizabeth Cottages; Boyne; Vine Cottage; Rose Cottage; Russell Garth; Russell Cottage; and Eynsford House;
- Much of the High Street generally has an enclosed character; and,
- The Church of St Martin and its steeple is the only building that can be seen from multiple points of the High Street. This provides a 'full stop' in views from the north end of the village.



Character Zone 2: Riverside

- Characterful riverside setting, with views up and down the river, and into the meadows and fields beyond;
- Well-defined rural approach to the village;
- Excellent views of the sixteenth-century bridge, the ford and the medieval parish church, and their townscape context;
- Individual buildings surrounded by green spaces; and,
- Abundance of green space and trees.



Character Zone 3: Eynsford Castle

- Visually separated from the High Street by buildings and mature trees;
- Exceptionally important ruins, set in green space beside the River Darent;
- Contiguous with green space and open country on the opposite side of the river, rising up to the Downs opposite;
- Good views from the castle to the surrounding North Downs; and,
- No through routes or traffic, so quiet and tranquil.



4.0 Views

Views make an important contribution to our ability to appreciate the character and appearance of the Conservation Area.

Three types of view have been identified, along with examples of each type. These are shown on the map on [page 19](#). In complex historic townscapes such as that found in Eynsford, such a list of views cannot be definitive, but those that have been selected illustrate the nature of views that are important in the Eynsford Conservation Area:

- Views are generally linear and unfold along the winding High Street and other roads;
- Views of the surrounding North Downs are limited, however there are many expansive views around the River Darent;
- Highly special views around the bridge and medieval church, and of and from the Norman castle; and,
- A view of the village from the railway viaduct, seen in its landscape context.



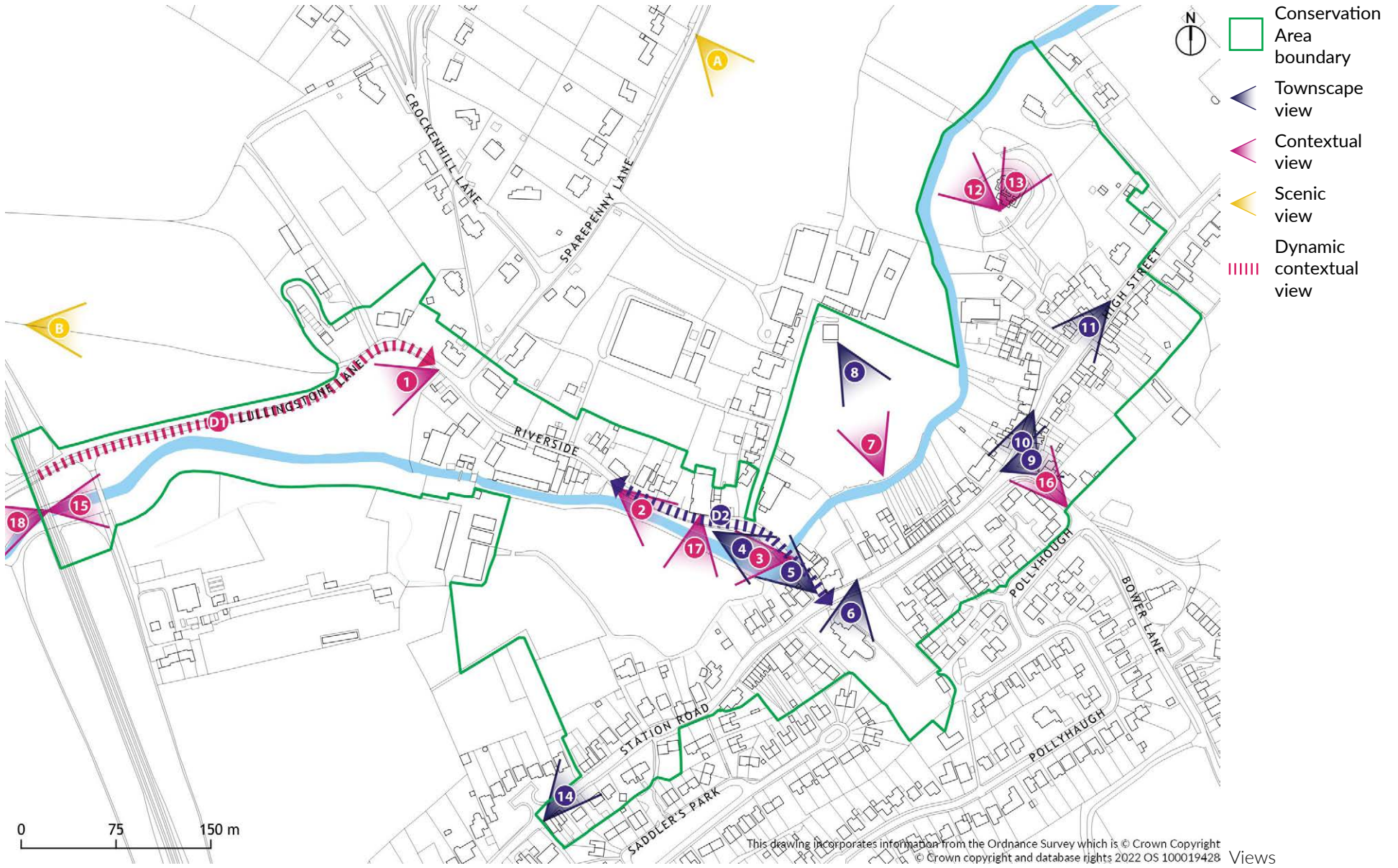
Townscape views within the Conservation Area which include a mix of building types and materials and give a sense of the spatial character and architectural quality of the village. Trees play an important part in these views, but are sometimes intrusive.



Contextual views which look out to the landscape beyond the Conservation Area and give an understanding of its topography and rural setting.



Scenic views from outside the Conservation Area, which take in the village as a whole, together with its surrounding landscape and help to appreciate its rural setting and topographical context.



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5.0 Open space assessment

Large amounts of open space within and around the Conservation Area make a strong contribution to its character and appearance. The topography of the North Downs and the Darent Valley are central to the character of the Conservation Area. Open space enables an understanding and appreciation of the topography. To the east, open space preserves the historic relationship between the village and the surrounding landscape, to which it was intimately connected through land management and agriculture.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the main streets of the Conservation Area, or from the footpaths around the village, make the greatest contribution.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded.

The contributions of individual parcels of land are shown on [page 21](#).

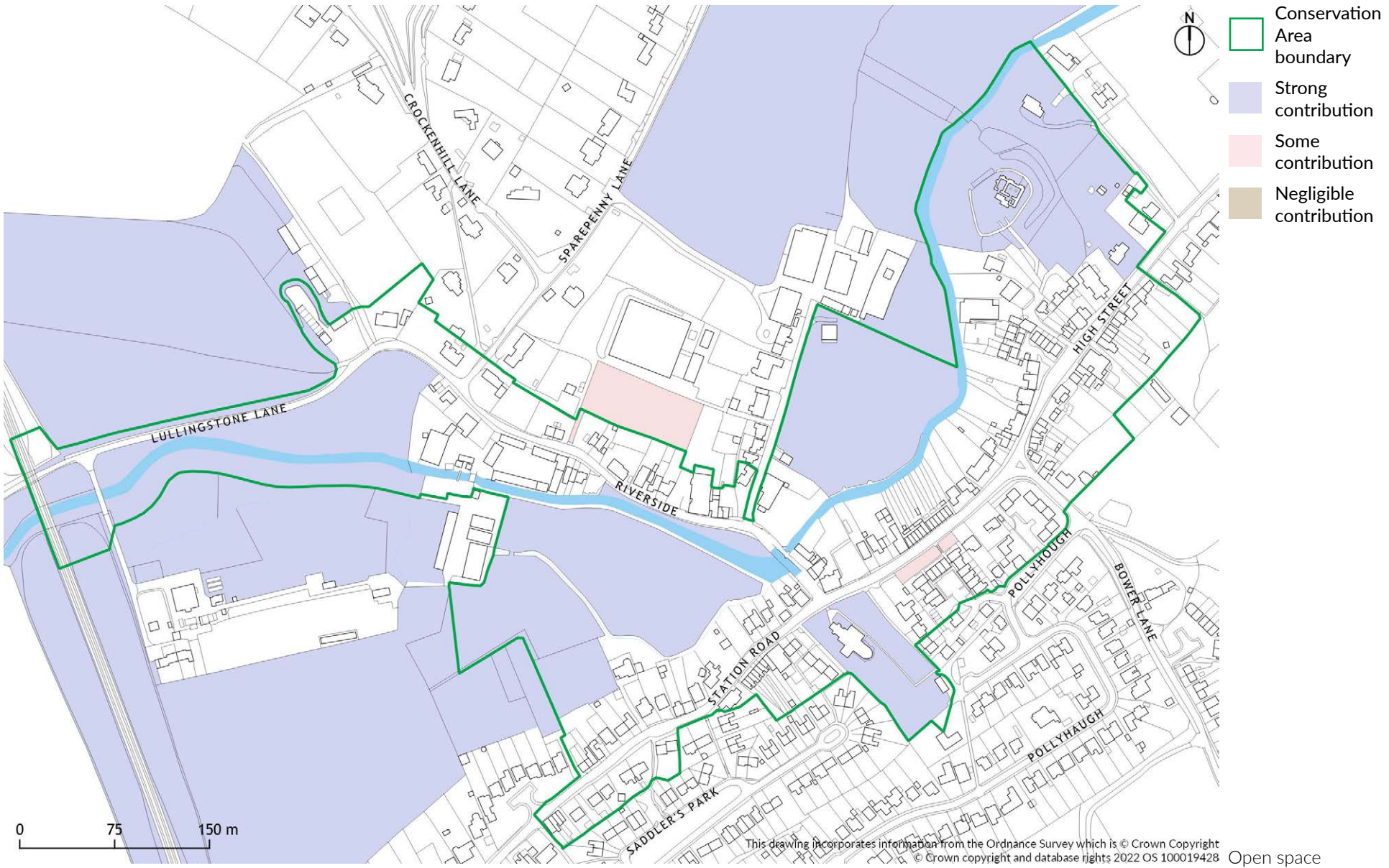
Open space inside the Conservation Area

- The greenspace around Eynsford Castle is intrinsic to its heritage significance (kept open in order to provide no cover for attacking forces) and is essential for the appreciation of the scheduled monument;
- The meadows south of Riverside are highly picturesque, have ecological value and are fundamental to understanding Eynsford's riverside origins and historic character. They provide a natural setting to the river and village, enhancing views across and out of the Conservation Area;
- Beyond this, the open space south of Lullingstone Lane contributes strongly to the rural setting of the River Darent and views from Eynsford Viaduct;
- The churchyard is a major and historic green space at the heart of the Eynsford, separating the twentieth-century development on Pollyhaugh and Saddler's Park from the older village;

- The green space between the High Street and the modern houses west of Pollyhaugh provides an essential buffer between the historic village and more recent development; and,
- Eynsford Cricket Ground enhances the riverside setting of the Darent north of the bridge.

Open space outside the Conservation Area

- The land south of the River Darent, outside the Conservation Area, contributes strongly to the setting of the river and village, reinforcing the historic edge of the settlement and enhances views out of the Conservation Area;
- The fields east of Sparepenny Lane provide an agricultural boundary to the north of the village, contributing positively to views into the village and out of Eynsford Castle; and,
- The field north of Lullingstone Lane allows for some of the best views into the village. The rural setting of the field and the land around the Darent in the foreground pleasantly complements the outline of the village in the background.



6.0 Condition and issues

The character and appearance of the Conservation Area are generally well-preserved. There are, however, some issues which affect it and should be addressed in its ongoing management:

- Because the houses are generally small, there is considerable pressure for extensions, which would detract if they were not of appropriate scale and materials;
- Over-scaled new buildings or extensions are harmful because of the modest historic scale of housing in the village;
- Plastic windows and doors are alien and unsympathetic materials for historic buildings and therefore detract from their character;
- Parking on the street and in front of houses is visually intrusive and detracts from the historic character and appearance of the streetscape;
- A number of car parks are open to the street and in doing so harm the historic character and appearance of the Conservation Area; and,
- The extent of highways signage, road markings, bus stops etc are visually intrusive and detract from the character of some parts of the Conservation Area, such as the bridge over the Darent, which is a highly special part of the Conservation Area deserving of more sympathetic treatment.



Car park opening onto the street



Road markings and street furniture

7.0 Management recommendations

Sevenoaks District Council has a statutory duty to review the management of conservation areas from time to time. The following recommendations have emerged from the assessment of the Conservation Area in Eynsford made in the preparation of this appraisal.

Guide for owners and residents on the effects of conservation area designation

Recommendation

Sevenoaks District Council will keep up to date its guidance about what it means to own a building in a conservation area and to encourage stakeholders to take an active part in the preservation and enhancement of these areas.

Conservation area designation brings with it additional responsibilities for owners and occupiers because of increased planning controls and particular requirements for materials and detailing in undertaking works to buildings. This is to ensure that any changes respect the existing character of the Conservation Area, and preserve or enhance that character. These additional controls are often outweighed by the benefits of living in an area of architectural integrity and traditional character, which people appreciate and which is often reflected in higher property values.

Design of new buildings and alterations to existing buildings

Recommendation

When determining applications for planning permission, Sevenoaks District Council will take account of the 'Conservation Area Design Guidance.' The guidance is being reviewed periodically to maximise its effectiveness.

New buildings and alterations to existing buildings have an effect on the Conservation Area and Sevenoaks District Council will exercise its powers through the planning system to ensure that such changes preserve or enhance the character and appearance of the Conservation Area. The design guidance has been drafted to help applicants in putting together their proposals. It is reviewed periodically to assess its effectiveness and revised if necessary.

Development in the setting of the Conservation Area

Recommendation

Applications for permission to develop in the setting of the Conservation Area should be determined with reference to the open space assessment in this appraisal.

The village's historic boundaries are still well-defined on the eastern side especially and as a result the Conservation Area has a well-preserved rural setting which contributes strongly to its character and appearance. Its position in the bottom of the Darent Valley, between the Downs, means that open space in the valley floor and on the sides of the Downs play an important part in the way the Conservation Area is experienced. Development in its setting could therefore potentially have a harmful impact if it erodes the village boundary where that is still well-defined or harms important views in to or out of the Conservation Area. As identified in this appraisal, different areas of open space around the Conservation Area make a different contribution to its character and appearance (see [section 5.0 on page 20](#)).

Guidance

- Development on areas of existing open space which make a strong contribution to the character of the Conservation Area is likely to have a harmful impact; and,
- Development in areas which make some contribution may be possible without causing harm, subject to design, siting, scale, density, choice of materials and retention of hedgerows and mature trees.

To help determine whether the impact of proposed development is harmful to the character and appearance of the Conservation Area, applicants should undertake an assessment of the likely impact of their proposals on the built character of the area, on important views and on open space. Historic England's *Historic Environment Good Practice Advice Note 3* (2nd edition 2017), available at [Historic Environment Good Practice Advice Note 3](#), provides advice on assessing impacts of development on the setting of heritage assets.

Enforcement

Recommendation

In implementing its Planning Enforcement Plan, Sevenoaks District Council should pay special attention to preserving or enhancing the special qualities of Eynsford Conservation Area.

The effective operation of the planning system depends on the ability to ensure that development is carried out in accordance with planning permission and to enforce against development carried out without planning permission. Sevenoaks District Council has adopted a Planning Enforcement Plan which sets out how it will respond to planning enforcement complaints. It can be downloaded from the planning pages of the Council's website: [Planning enforcement | Sevenoaks District Council](#)

Public realm

Recommendation

Streets and public open spaces should be managed in a way that sustains their character and contribution to the Conservation Area.

In some parts of the Conservation Area the extent and appearance of traffic signage, road markings and other forms of visual clutter associated with highways and road traffic cause harm to the character of the Conservation Area. This is especially true of stretches of the High Street and on and adjacent to the sixteenth-century river bridge. Management is the responsibility of public bodies. Kent County Council, Sevenoaks District Council and Eynsford Parish Council should refer to Historic England's guidance in *Streets for All* (latest edition 2018) in any public realm works they propose or carry out. For more information go to: [Streets for All | Historic England](#).

There are also a number of car parks, one public and some private, that are open to the street and in this way undermine the historic character and enclosure of the streetscape. The District Council and Parish Council should work with the owners and managers to introduce appropriate screening or suitable boundary treatments to reduce this harm.

Parking

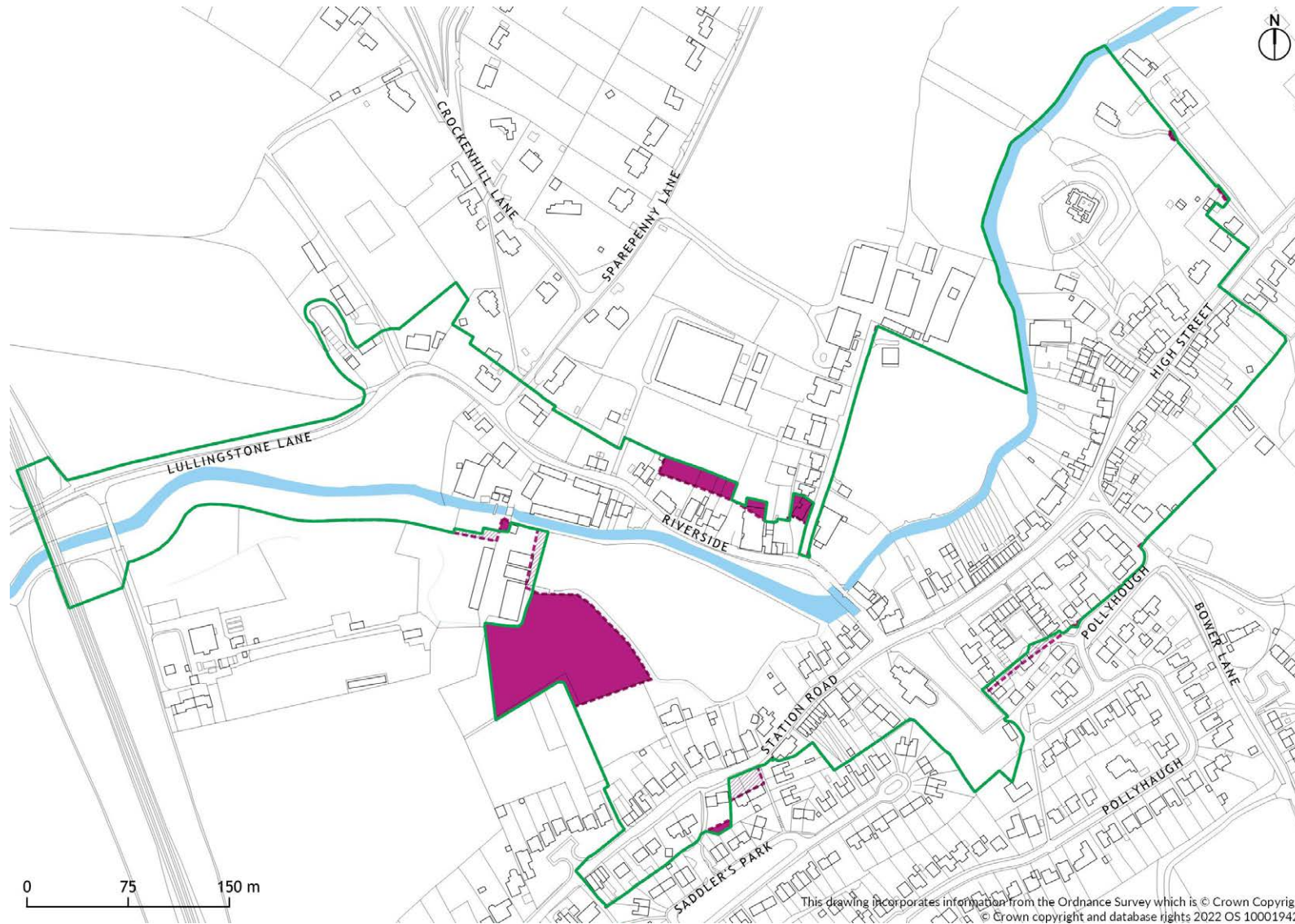
Recommendation

Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should be explored.

Few houses have off-street parking, so there is a lot of parking on the street – and pavement. This is visually intrusive and detracts from historic character of the streets and their picturesque appeal. The importance of front gardens and boundaries to the character of the Conservation Area means that their loss to provide off street parking would be even more harmful. Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should therefore be explored.

8.0 Appendix: 2023 boundary changes

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- Revised Conservation Area boundary
- Previous Conservation Area boundary
- Additions
- Removals

The Conservation Area was first designated in 1973 and extended in 2006. This map shows the boundary as adopted in 2006 with amendments made following review in 2023.

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Agenda Item 9

Alan Baxter

Prepared by Aydin Crouch and Richard Pollard

Reviewed by Gemma Fowlie

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Farningham Conservation Area Appraisal

July 2023

This appraisal for Farningham Conservation Area supports the duty of Sevenoaks District Council under section 71 of the planning (Listed Buildings and Conservation Areas) Act of 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

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For details of the methodology employed in assessing the Conservation Area and preparing the appraisal, as well as a glossary of common technical terms used in this report, see the publication *Sevenoaks District Conservation Areas: An Introduction to Appraisals* which is available on the Council website.

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1.0 Overview of Farningham Conservation Area

Farningham is an historic roadside village in west Kent with a population of 1,319 (2011 census). It is seven and a half miles north of Sevenoaks and 18 miles south-east of central London, within the Metropolitan Green Belt and the Kent Downs Area of Outstanding Natural Beauty. The village grew up where one of the historic roads from London to Canterbury and Dover crosses the River Darent, and is now bypassed in close proximity by the A20 and the M20. Although not served by a railway station, Eynsford and Farningham Road Stations are both less than two miles away and served by trains to London, Sevenoaks and Rochester.

Conservation Area boundary

Farningham Conservation Area encompasses the whole of the historic village, except for some late-nineteenth century housing east of the High Street. Twentieth-century housing developments within and on the edges of the village are excluded from the Conservation Area.

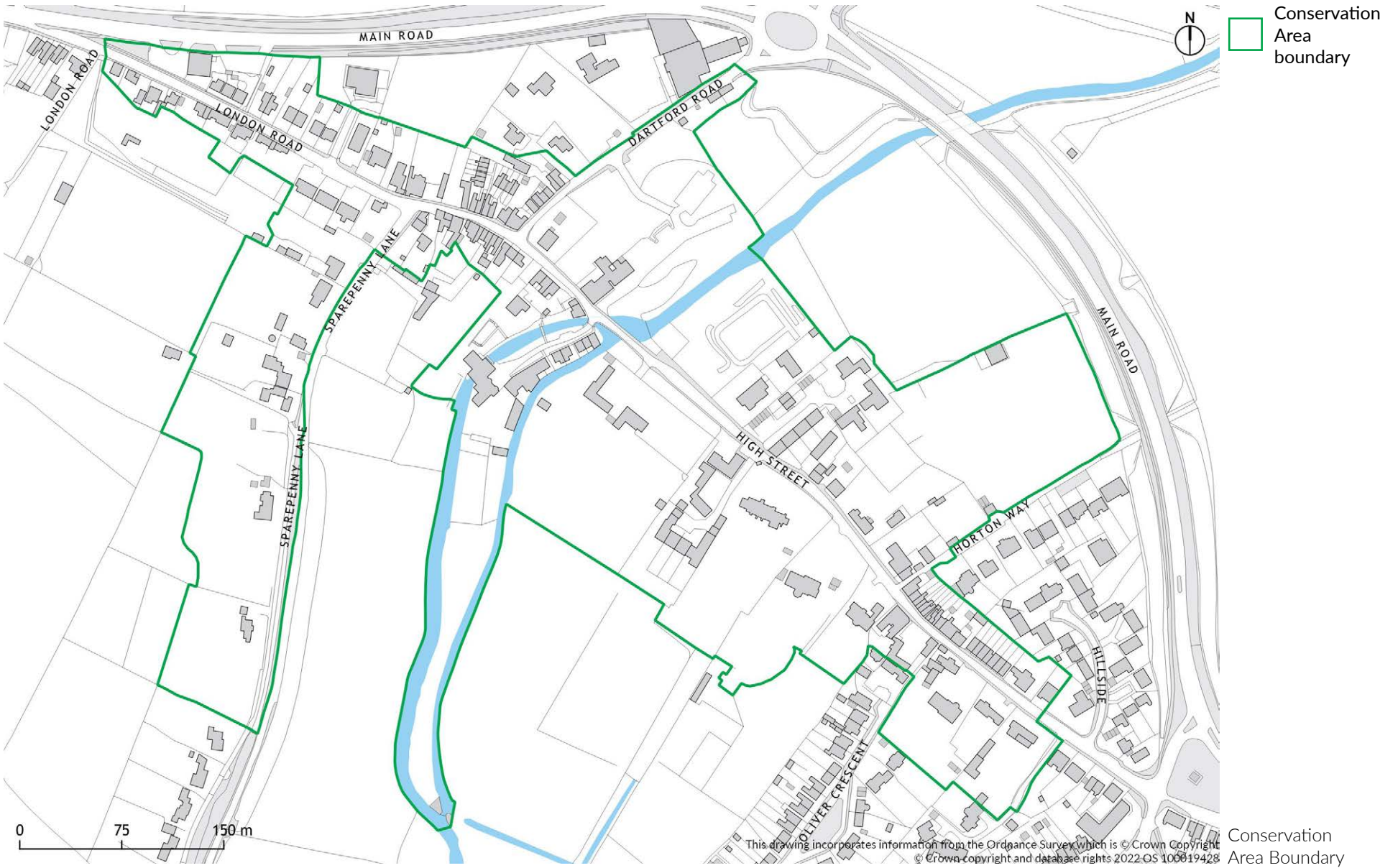
Designation history

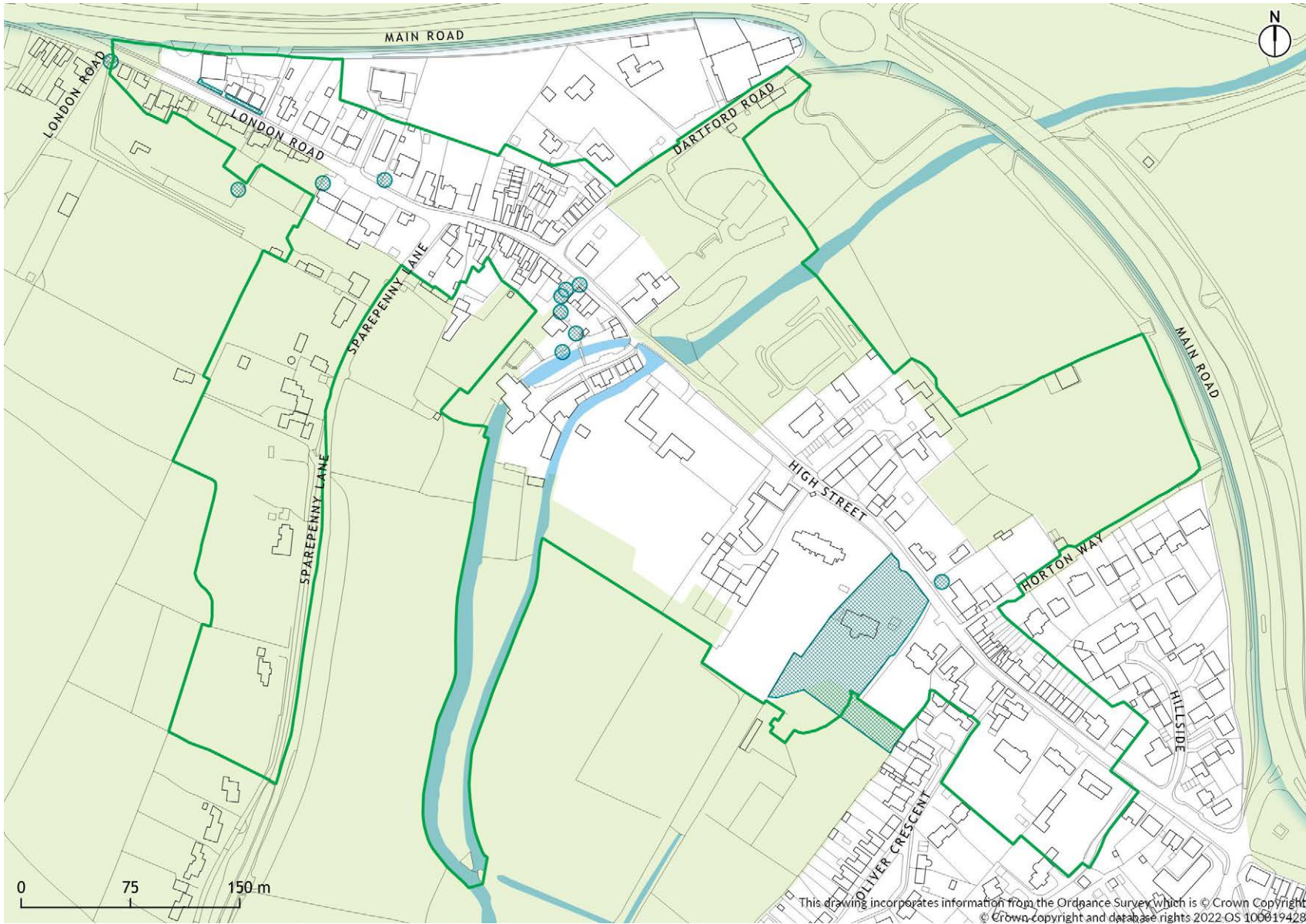
The Farningham Conservation Area was first designated in 1969. The boundaries were expanded in 1990 and 2006 after reviews by Sevenoaks District Council.

Topography and geology

The topography of the village has been shaped by the River Darent, which flows through a gap in the North Downs, north of Sevenoaks. One of the historic roads from London to Dover crosses the Darent at this point. As the High Street, this forms the backbone of the village, descending down, across and up the other side of the valley. Sparepenny Lane and Eynsford Road head south (upstream) on either side of the valley. The presence of the Darent and views of the surrounding hills are crucial to Farningham's sense of place and its special character.

In the valley bottom, the village sits on gravel, sand and clay. The higher parts on either side are located on the band of chalk which forms the North Downs. As a result, there is no good building stone, although much use is made of local flint. Local clay has also traditionally been used for making roof tiles and bricks.





- Conservation Area boundary
- Green Belt
- Area of Outstanding Natural Beauty
- Tree Preservation Order

Landscape designations and Tree Preservation Orders

Summary of special interest

Farningham is a very attractive, well-preserved and historic village in a good landscape setting. The main features of the special historic and architectural interest of Farningham Conservation Area are:

- Its character as a historic river crossing settlement, with a highly picturesque area around the eighteenth-century bridge, including an exceptionally well-preserved mill complex, the Lion Hotel, the rare cattle screen across the Darent, and the wooded banks of the river;
- Its character as an historic roadside village that prospered in the eighteenth century as a staging post on the London – Maidstone – Dover road. This is reflected, for example, in the number and nature of buildings erected in that era, some of which have a more urban character than most villages in the District;
- The resulting linear nature of the village along the High Street, which has an enclosed townscape on the valley sides and a much more open and green character in the valley bottom;
- The Conservation Area contains early works by two prominent architects, Jessica Albery, an early pioneering female architect, and Allies and Morrison, who went on to become one of Britain's largest architecture firms. Jessica Albery designed the Village Hall, the rebuilt parts of the Manor House following WWII and some interesting houses just outside the Conservation Area;
- The wealth of historic buildings, including the flint-faced medieval church, the Manor House, late medieval timber-framed houses; the weatherboarded mill complex, farm buildings and eighteenth-century inns, houses and terraces;

- Traditional craftsmanship embodied in building materials and architectural features;
- The topography and landscape, with the river Darent flowing through a green corridor in the middle of the village, and the North Downs rising to the south;
- Well-defined boundaries which preserve the historic core's rural setting, with limited twentieth-century expansion primarily on the eastern side of the village; and,
- Strong visual connections to the enfolding landscape of the Darent Valley, with hills forming part of the background of many views.



2.0 Historical development

Beginnings

Evidence of settlements in the Darent Valley stretch back to the Neolithic era; evidence of an Iron Age farmstead was unearthed in 1973. The Romans later settled in the Darent Valley, with at least three Roman villas and three Roman farmsteads known to have existed within the modern parish.

Middle ages to 1800

A Saxon cemetery was unearthed in the 1930s, with the name Farningham likely appearing during this period. The first known landlord was Archbishop Alphege, who in the year 1010 gave Farningham to the monastery of Christ Church in Canterbury.

The oldest standing building in the village is the parish church of St Peter and St Paul, which has fabric dating from the thirteenth century. There are few other pre-1700 buildings, but many more from the eighteenth century, when the village prospered as a staging point for increasingly heavy traffic between London, Maidstone, Canterbury and Dover. New inns were erected to serve the stagecoaches, such as the Grade II listed Lion Hotel, and to improve the road the ancient ford was replaced by a bridge in 1773. Other industries included weaving and the extensive water-powered mill.

Nineteenth century

The bridge was widened in 1833, at a time when the number of stagecoaches passing through the village was at its peak. However, the arrival of the railway in the 1860s rapidly destroyed the stagecoach trade. An ironworks opened at Mount Pleasant in the same decade, and the village more than doubled in size between 1821 and 1901.

1900–1945

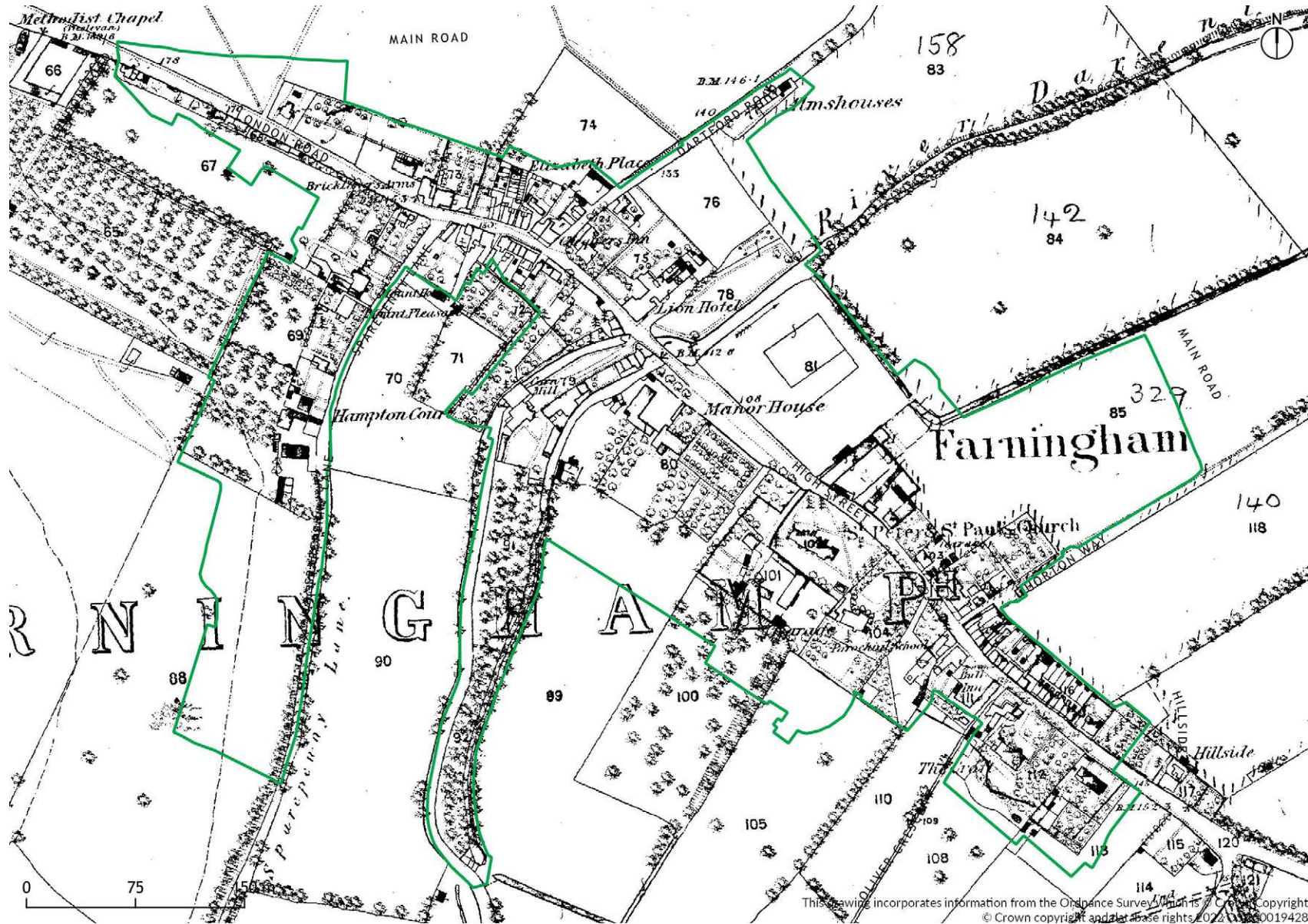
One of the most significant developments of the first half of the twentieth century was the emergence of motor vehicles. The weight of London – Kent traffic funnelled through Farningham was such that an early by-pass was built north of the village in the mid-1920s.

Post-1945

After the war, new dwellings were constructed on the southern side of the village; the population nearly doubled between the 1950s and the 1970s. Some of these houses were built by local resident and architect, Jessica Albery, who had already designed the Village Hall in the 1930s. In 1977, the M20 was extended from Wrotham to Swanley, effectively a second by-pass north of the village. The removal of through traffic has had a considerable impact on the character of the village.



The Lion Hotel in approximately 1905



Conservation Area boundary

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First edition OS, surveyed 1864-7, published 1869

3.0 Architectural and built character

Spatial character

Farningham is a historic settlement formed where a main road crosses a river. This is reflected both in its linear form – down, along and up the valley – and in the types of buildings that long-distance road traffic stimulated. Its spatial character can be summarised as follows:

- Linear development along the main street either side of a river crossing, with secondary streets and lanes intersecting;
- A spacious green village centre encompassing the Church, Manor House and river, with greater density on the valley sides, to the east and west, above the flood plain;
- A river corridor, with the mill complex, bridge, picturesque cattle screen, tree-lined banks and meadows;
- Generous amounts of public green space in the valley bottom, including the Market Meadow, the riverside and the churchyard;
- Trees make a major contribution in this part of the village, and when in leaf they largely conceal the Church and Manor House from most views;
- Compared with the broader, open and greener part of the High Street in the valley bottom, the streets climbing the valley sides are narrower and more enclosed;
- Reflecting this, buildings on the east and west ends of the High Street are generally built up to the pavement line, whereas along the central section of the High Street and on Sparepenny Lane, they are mostly set back behind in grounds and gardens;

- Also, quite a number of the buildings that are built up to the pavement line on the east and west ends of the High Street are rows or terraces, and some have three storeys, creating a more urban character than most villages in the District;
- Views along streets that evolve and change as the streets rise, wind and fall; and,
- Clearly defined historic landscape boundaries to the village, especially to the south-west.



Open space in centre of village (foreground) and more closed part of the High Street (background)

Building forms and details

The historic buildings within the Conservation Area can be summarised as follows:

- A mixture of two and three-storey houses;
- Most houses are rectangular in form and generally flat fronted;
- Buildings frequently in terraces, rows or pairs on the eastern and western sections of the High Street and on Dartford Road. However, in the central part of the High Street and on Sparepenny Lane, most buildings are detached;
- Various forms of traditional pitched roof, mostly hipped or gabled, with a number of M-shaped roofs;
- Shopfronts projecting from the fronts of the buildings;
- Tall brick chimneys;
- Timber-framed sash and casement windows; and,
- Planked and panelled timber doors.



Two storey houses



Three storey houses



M-shaped roofs



Projecting shopfronts



Tall brick chimneys



Sash windows and panelled timber door

Architectural styles

- Vernacular, a style characterised by the use of locally available materials that reflect local custom and building tradition. Characteristic features in Farningham include flint walling, weatherboarding, steeply pitched roofs covered with clay plain tiles (including Kent peg tiles) and casement windows;
- Unlike most vernacular buildings, Georgian and Victorian house design is normally underpinned by the principles of classical architecture - for example, in the proportion of windows and the use of classical detailing. They normally have sash windows and are built of brick laid in Flemish bond. In addition to detached and semi-detached houses, terraces began to appear. Slate roofs begin appearing in the nineteenth century; and,
- Neo-Georgian and vernacular houses of the late-nineteenth and early-twentieth centuries.



Vernacular



Vernacular



Polite Georgian



Polite Georgian



Victorian houses



Vernacular revival

Traditional building materials

Pre-1850

Historically, timber was plentiful in the area, as well as clay for making bricks and tiles. As a result, the characteristic materials pre-1850 are:

- Timber weatherboarding, painted (in domestic buildings) or tarred;
- Structural use of timber, often faced with weatherboarding or brick, sometimes refaced with later brick elevations;
- Flint walls;
- Locally fired red brick laid in Flemish or English Garden bond;
- Mathematical tiles on 46 and 47 High Street – fired-clay plain tiles designed to look like brickwork, often attached to a timber frame;
- Traditional lime render (finished in limewash or painted); and,
- Locally-fired handmade plain clay (Kent peg tile) roofs.



Timber weatherboarding



Structural use of timber and painted lime render



Flint walls



Locally fired red brick



Locally fired plain clay roofs



Mathematical tiles

Nineteenth and early-twentieth century

From the mid-nineteenth century onwards, the railway network made it possible to use materials manufactured many miles away. Meanwhile, from the late nineteenth-century, there was an interest in reviving the local vernacular. As a result, the characteristic materials of this era are:

- Yellow ('London stock'), buff and red brick, usually in a Flemish bond;
- Lime render finished with limewash or pale coloured paint;
- Tile hanging;
- Flint;
- Timber sash and casement windows;
- Timber shop fronts; and,
- Clay tile or Welsh slate roofs.



London stock brick



Lime render



Early-twentieth century houses with tile hanging



Welsh slate roofs

Boundaries and streetscape

Boundary treatments make an important contribution to the character and appearance of the Conservation Area, with a number of different types found. These vary between low-rise railings or fences to high brick walls. Modern boundaries tend to follow one of the various historic precedents. There are also a large number of buildings that face directly onto the street, without a front garden or area.

The historic types of boundary treatments are:

- Local red brick walls (e.g. the Manor House);
- Spear top iron railings (e.g. the White House and at the eastern end of the High Street);
- Knapped flint walls (e.g. the churchyard and on Sparepenny Lane); and,
- Wooden palings (e.g. around the Mill and at the western end of the High Street).

All road surfaces are tarmac, with some road markings such as double yellow lines and bus stops. Pavement surfaces vary between York stone slabs, recent red block paving and tarmac. All kerbs are granite. Where there are no pavements, the margin of the road surface is often two rows of granite setts. The granite and the York stone paving contribute positively to the character and appearance of the Conservation Area because they are historic materials traditionally used for surfacing.

The quality of the street furniture varies in the Conservation Area. While modern bus stops, litter bins and feeder pillars detract from the historic character and appearance of the Conservation Area, the post box, historic 'Farningham' sign, the heritage-style street lighting and the minimal amount of traffic signage contribute positively to the Conservation Area.



Red brick walls



Spear top railings



Knapped flint walls



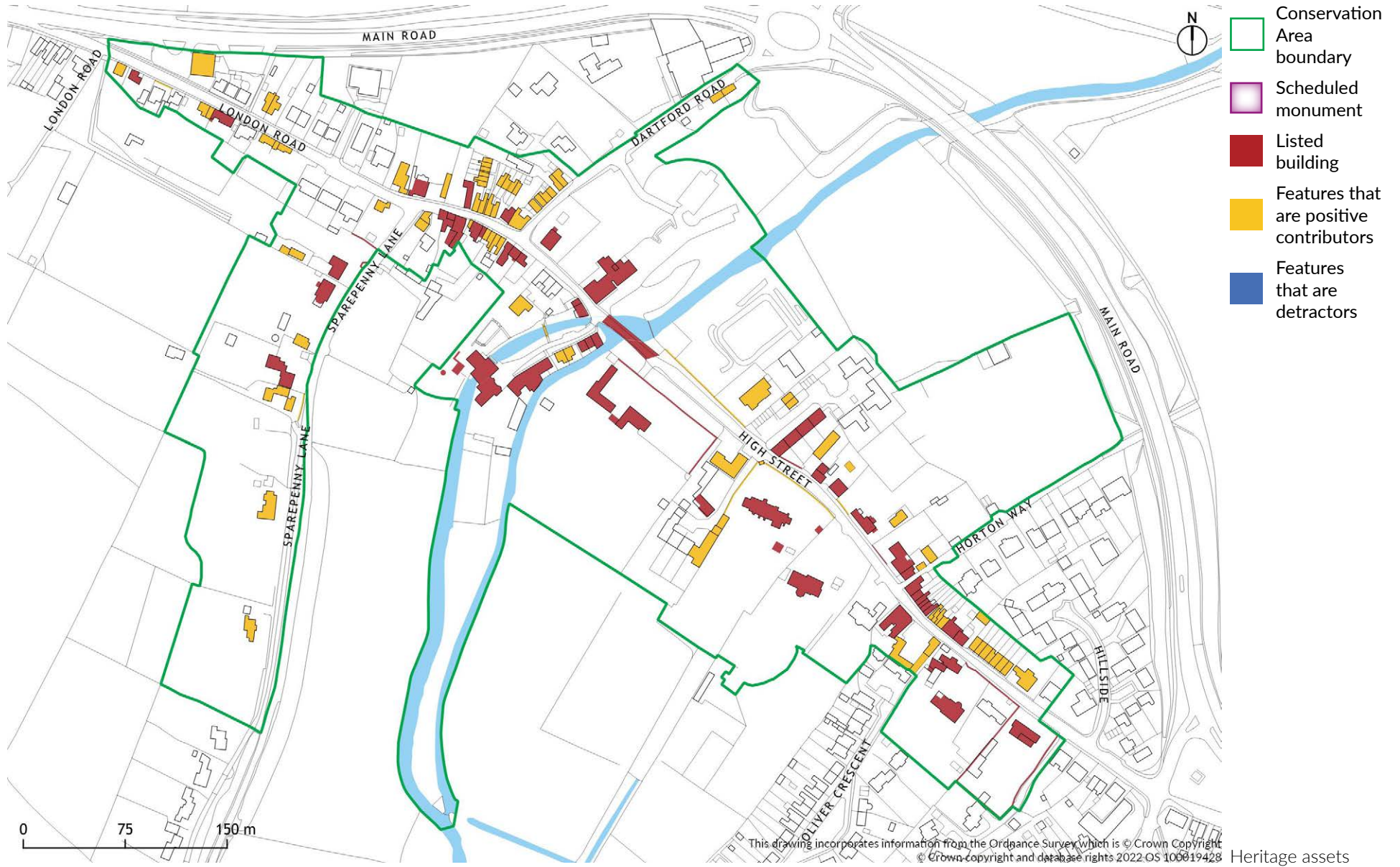
Wooden palings



Red block paving from the late-twentieth century commonly found in the village



Street furniture and road markings



Heritage assets, positive contributors and detractors

The buildings and structures of the Conservation Area contribute in different ways to its overall character and appearance, some positively (positive contributors and listed buildings), others negatively (detractors). The contributions of individual elements are shown on the map on [page 13](#).

Positive contributors

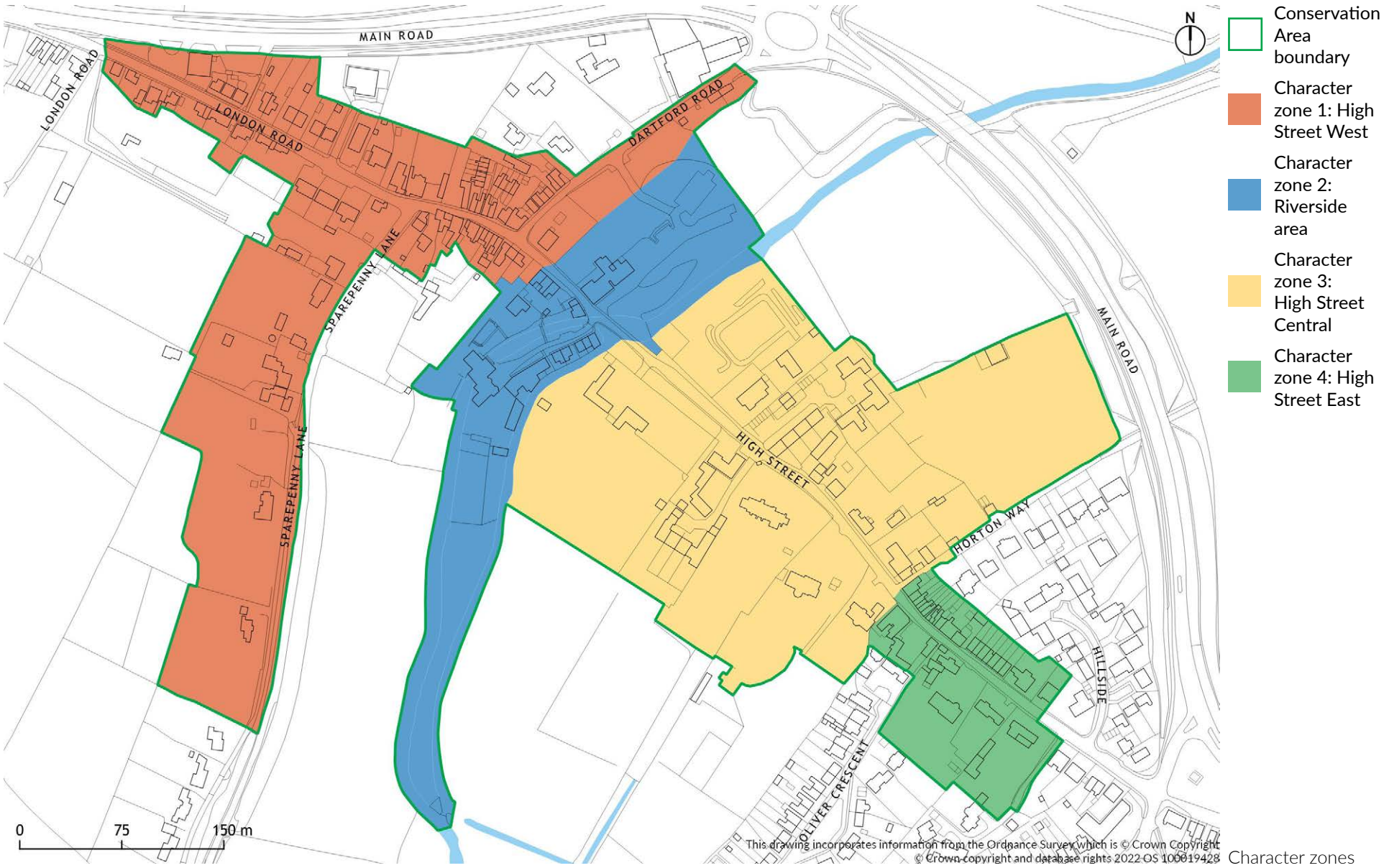
The Conservation Area contains a large number of heritage assets, both designated and non-designated, all of which contribute to its architectural and historic interest. The extent of a building's contribution to the character and appearance of the Conservation Area is not limited to its street elevations but also lies in its integrity as an historic structure and the impact it has in three dimensions. Rear elevations can be important to the character and appearance of the Conservation Area, as can side views from alleys and yards.

- *Listed buildings (designated heritage assets)*. Buildings or structures that have been designated by national government as having special historic or architectural interest at a national level. For further details, see Historic England's webpage 'What is Listing?' at: [What is Listing? | Historic England](#)
- *Positive contributors (non-designated heritage assets)*. These are unlisted buildings that positively shape the character and appearance of the Conservation Area. Some buildings may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily. A checklist for identifying positive contributors in a conservation area is given in the Historic England advice note *Conservation Area Designation, Appraisal and Management* (2019), available at: [Conservation Area Designation, Appraisal and Management](#).

Detractors

Some elements of a conservation area may be out of character due to, for example, their scale, use of materials or the way they relate to neighbouring buildings. These are identified as detractors.





Character Zones

Character Zone 1: High Street West (including London Road/Sparepenny Lane/Dartford Road)

- Hilly streets and lanes leading out of the village;
- More enclosed on the High Street, while heading out on Sparepenny Lane and London Road the buildings are set further apart and back from the street;
- The High Street retains the character of a historic commercial centre, with shopfronts lining the street;
- Views out over the Darent Valley and of the North Downs;
- Views towards the village from Sparepenny Lane; and,
- Small properties behind the buildings on the High Street.



Character Zone 2: the Riverside

- Parkland character/abundant trees;
- It has an open feel like the High Street Central area;
- A feeling of arrival at the Lion Hotel, the largest building in the Conservation Area;
- River crossings/screens; and,
- An important grouping of buildings are the white-painted, weatherboarded buildings around the former mill.



Character Zone 3: High Street Central

- Open feel, compared to High Street West and High Street East;
- Front gardens – many well-kept – provide attractive setting for houses;
- The Market Meadow is an important component of the townscape of the High Street;
- Large buildings within their own grounds, such as The Manor House, the Church, Glebe House, Hodsoll House and the converted farm; and,
- Limited modern development, with two notable exceptions: the houses behind the old parsonage and the development behind the old farmhouse (an early project of Allies and Morrison).



Character Zone 4: High Street East

- Taller buildings than most of the Conservation Area, giving it a more urban feel;
- Narrow or no pavements with buildings of various ages, often grouped in terraces, creating an enclosed townscape;
- Views out of the area to the surrounding North Downs – looking west along most of this part of the High Street;
- Buildings generally from the eighteenth or nineteenth centuries; and,
- Larger houses in their own grounds on the south side of the road and smaller houses, often terraced, on the north side.



4.0 Views

Views make an important contribution to our ability to appreciate the character and appearance of the Conservation Area.

Three types of view have been identified, along with examples of each type. These are shown on the map on [page 21](#). In complex historic townscapes such as that found in Farningham, such a list of views cannot be definitive, but those that have been selected illustrate the nature of views that are important in the Conservation Area:

In the Farningham Conservation Area, important views include:

- Long, unfolding views up and down the High Street;
- Views of significant buildings, such as the parish church;
- Views of the riverside area, including the Mill complex, the Lion Hotel, the bridge and cattle screen;
- Views into and out of the village that reveal it in its landscape and topographical setting; and,
- The historic settlement can be viewed and appreciated within its landscape setting, a good example being the view towards the village from the Darent Valley Path.

Some of the views are kinetic, in that movement along the road reveals the changing streetscape.



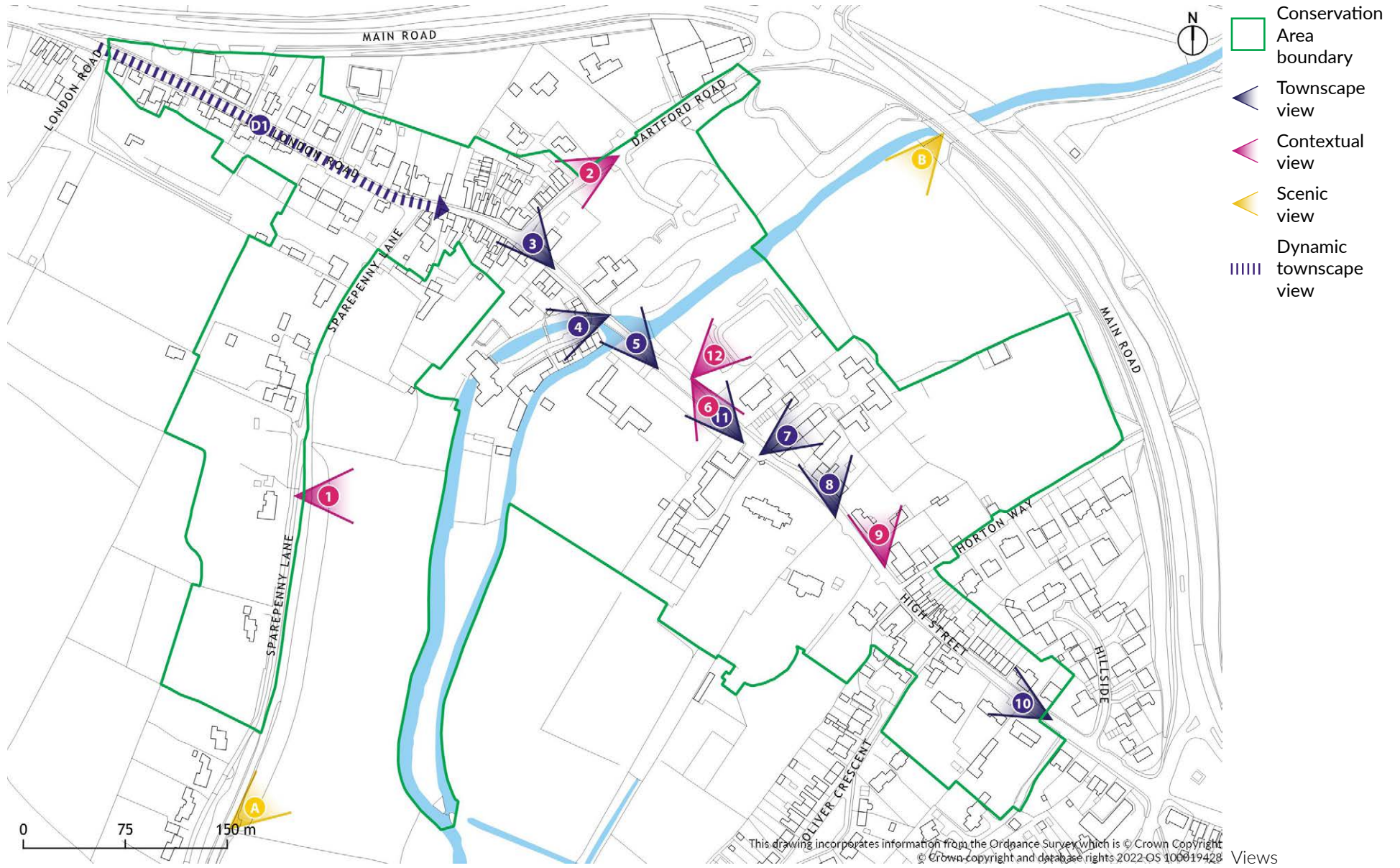
Townscape views within the Conservation Area which include a mix of building types and materials and give a sense of the spatial character and architectural quality of the village.



Contextual views which look out to the landscape beyond the Conservation Area and give an understanding of its topography and rural setting.



Scenic views from outside the Conservation Area, which take in the village as a whole, together with its surrounding landscape and help to appreciate its rural setting and well-defined boundary. The church tower is prominent in some.



5.0 Open space assessment

The large amounts of open space within and around Farningham Conservation Area, especially to the north and the south, strongly contribute to its character and appearance. The topography of the Darent Valley is vitally important to this, as well as the water meadows around the river, that give a rural feel to the centre of the village and are central to its unique character, whilst the North Downs rising up around the village to the west provide a rural backdrop that enables an understanding and appreciation of the Farningham's topographical context.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the main streets of the Conservation Area, or from the footpaths around the village, make the greatest contribution.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded.

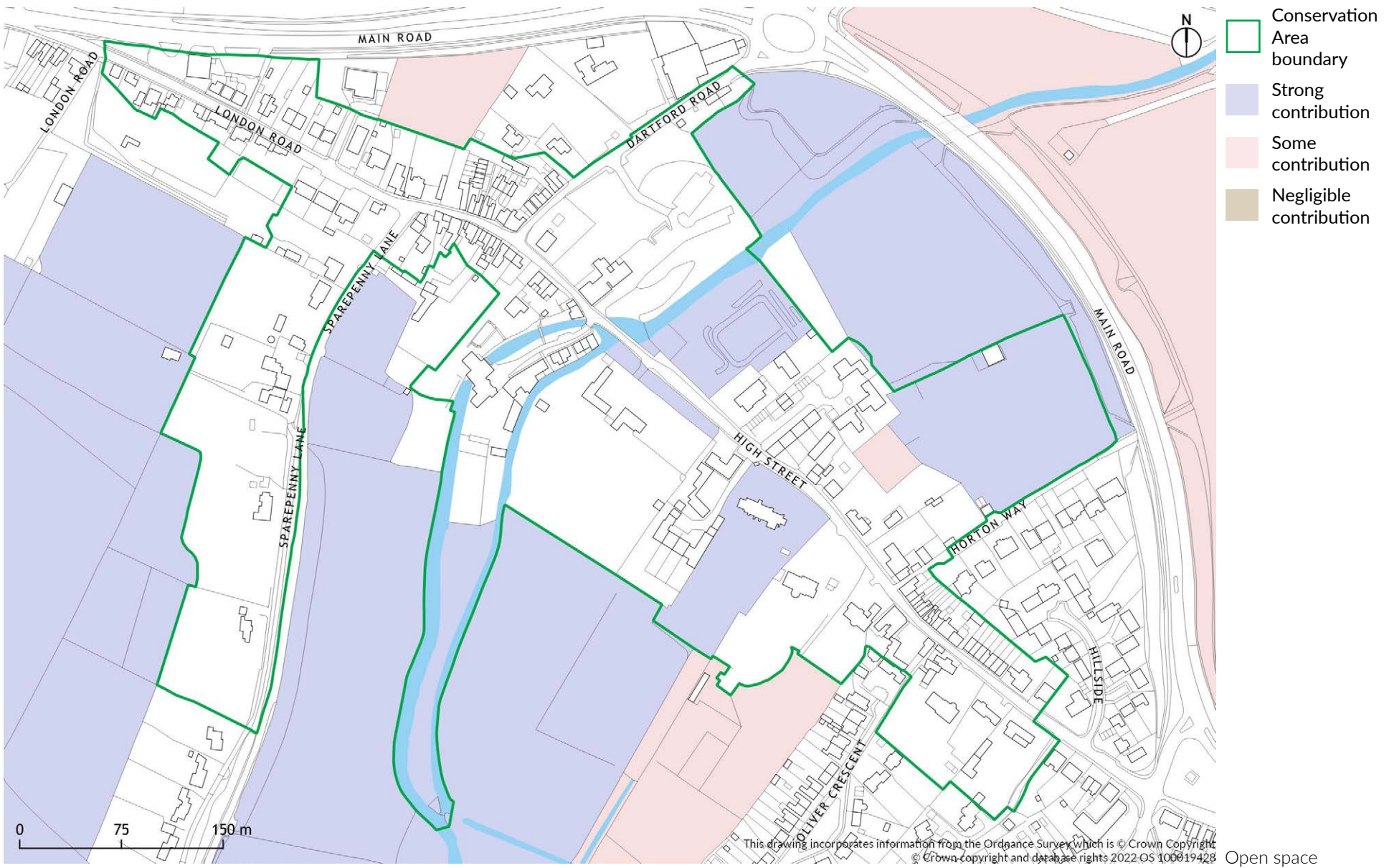
The contributions of individual parcels of land are shown on [page 23](#).

Open space inside the Conservation Area

- The Market Meadow and the green swath on the south side of the High Street, which are at the heart of the Conservation Area and the principal public green for the village;
- The wooded banks of the River Darent;
- The Mill Island;
- The churchyard, with the medieval church rising up amidst a stand of mature yew trees. At the back of the churchyard, there are views across the meadows and fields of the Darent Valley to the North Downs beyond; and,
- The cricket pitch is a historic sporting area, with good views towards the historic core of the village, and the church tower.

Open space outside the Conservation Area

- The North Downs rising to the west are visible from a number of locations in the Conservation Area;
- The fields and meadows of the Darent Valley on each side of the Mill island maintain the historic edge of the village and relationship to landscape; they also form the landscape foreground to scenic views in towards the village, in which the church tower is often prominent; and,
- The meadows and woods north of the Market Meadow maintain the rural character of the northern edge of the village, and make a buffer between the High Street and the A20 by-pass.



6.0 Condition and issues

The character and appearance of the Conservation Area are generally well-preserved. There are, however, some issues that should be addressed by its ongoing management:

- Because the houses are generally small, there is considerable pressure for extensions, which would detract if they were not of appropriate scale and materials;
- Over-scaled new buildings are harmful;
- Plastic windows and doors, which are alien and unsympathetic materials for historic buildings and therefore detract from their character;
- Unsympathetic boundary treatments on some of the newer properties; and,
- If shops close and the buildings are converted to residential or other uses, historic shop fronts, signage and associated fittings should be conserved.



Shop fronts that should be retained if they convert to residential use



Unsympathetic street furniture

7.0 Management recommendations

Sevenoaks District Council has a statutory duty to review the management of conservation areas from time to time. The following recommendations have emerged from the assessment of the Conservation Area in Farningham made in the preparation of this appraisal.

Guide for owners and residents on the effects of conservation area designation

Recommendation

Sevenoaks District Council will keep up to date its guidance about what it means to own a building in a conservation area and to encourage stakeholders to take an active part in the preservation and enhancement of these areas.

Conservation area designation brings with it additional responsibilities for owners and occupiers because of increased planning controls and particular requirements for materials and detailing in undertaking works to buildings. This is to ensure that any changes respect the existing character of the Conservation Area and preserve or enhance that character. These additional controls are often outweighed by the benefits of living in an area of architectural integrity and traditional character, which people appreciate and which is often reflected in higher property values.

Design of new buildings and alterations to existing buildings

Recommendation

When determining applications for planning permission, Sevenoaks District Council will take account of the 'Conservation Area Design Guidance.' The guidance is being reviewed periodically to maximise its effectiveness.

New buildings and alterations to existing buildings have an effect on the Conservation Area and Sevenoaks District Council will exercise its powers through the planning system to ensure that such changes preserve or enhance the character and appearance of the Conservation Area. The design guidance has been drafted to help applicants in putting together their proposals. It is reviewed periodically to assess its effectiveness and revised if necessary.

Development in the setting of the Conservation Area

Recommendation

Applications for permission to develop in the setting of the Conservation Area should be determined with reference to the open space assessment in this appraisal.

The village's historic boundaries are still well-defined on the eastern side especially and as a result the Conservation Area has a well-preserved rural setting which contributes strongly to its character and appearance. Its position in the bottom of the Darent Valley, between the Downs, means that open space in the valley floor and on the sides of the Downs play an important part in the way the Conservation Area is experienced. Development in its setting could therefore potentially have a harmful impact if it erodes the village boundary where that is still well-defined or harms important views in to or out of the Conservation Area. As identified in this appraisal, different areas of open space around the Conservation Area make a different contribution to its character and appearance (see [Section 5.0 on page 22](#)).

Guidance

- Development on areas of existing open space which make a strong contribution to the character of the Conservation Area is likely to have a harmful impact; and,
- Development in areas which make some contribution may be possible without causing harm, subject to design, siting, scale, density, choice of materials and retention of hedgerows and mature trees.

To help determine whether the impact of proposed development is harmful to the character and appearance of the Conservation Area, applicants should undertake an assessment of the likely impact of their proposals on the built character of the area, on important views and on open space. Historic England's *Historic Environment Good Practice Advice Note 3* (2nd edition 2017), available at [Historic Environment Good Practice Advice Note 3](#), provides advice on assessing impacts of development on the setting of heritage assets.

Enforcement

Recommendation

In implementing its Planning Enforcement Plan, Sevenoaks District Council should pay special attention to preserving or enhancing the special qualities of Farningham Conservation Area.

The effective operation of the planning system depends on the ability to ensure that development is carried out in accordance with planning permission and to enforce against development carried out without planning permission. Sevenoaks District Council has adopted a Planning Enforcement Plan which sets out how it will respond to planning enforcement complaints. It can be downloaded from the planning pages of the Council's website: [Planning enforcement | Sevenoaks District Council](#)

Public realm

Recommendation

Streets and public open spaces should be managed in a way that sustains their character and contribution to the Conservation Area.

Though this Conservation Area has relatively little unappealing road signage, some areas of the streetscape such as road markings bus stops and bins could be more in keeping with the area. Management is the responsibility of public bodies. Kent County Council, Sevenoaks District Council and Farningham Parish Council should refer to Historic England's guidance in *Streets for All* (latest edition 2018) in any public realm works they propose or carry out. For more information go to: [Streets for All | Historic England](#).

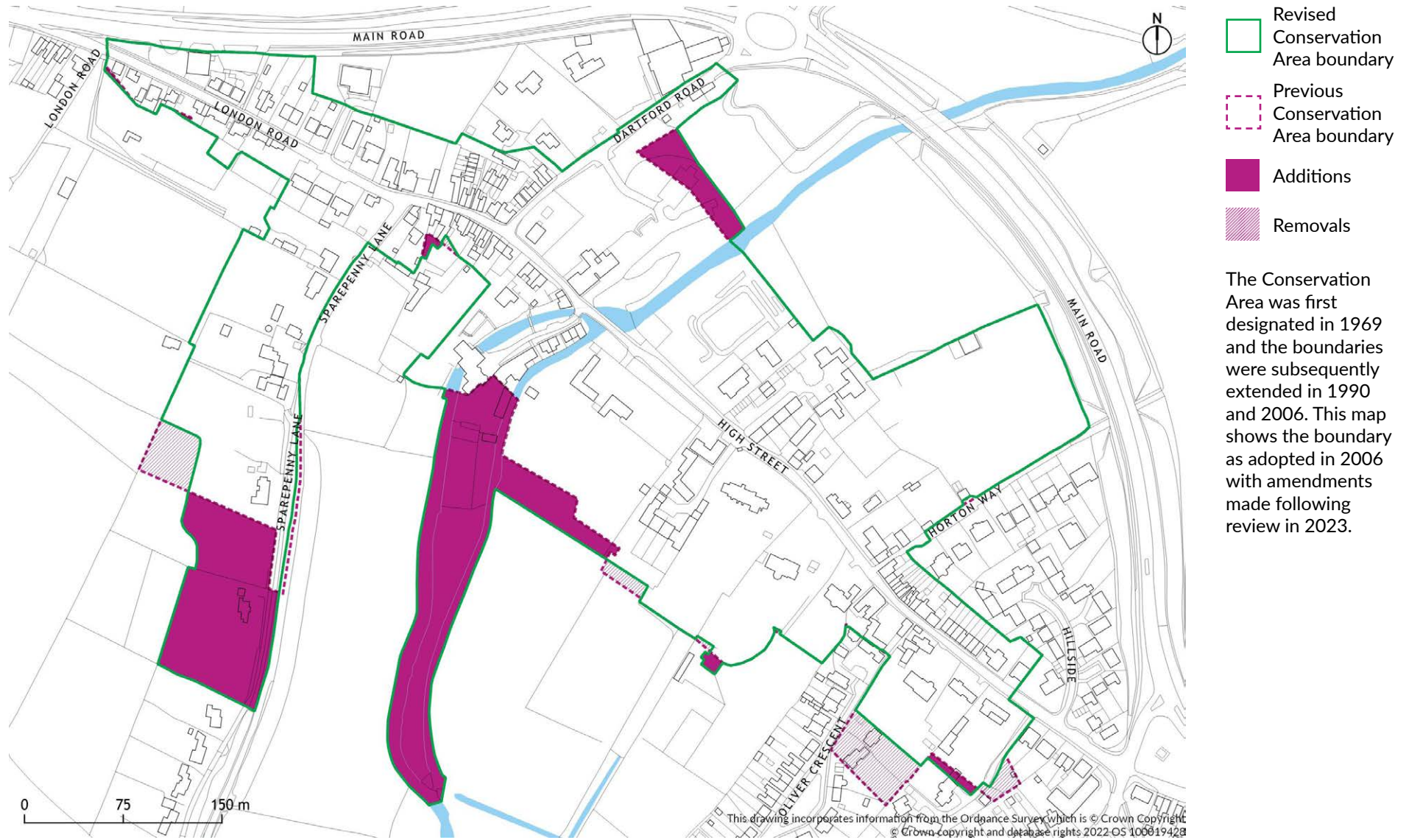
Parking

Recommendation

Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should be explored.

Few houses have off-street parking, so there is a lot of parking on the street – and pavement. This is visually intrusive and detracts from historic character of the streets and their picturesque appeal. The importance of front gardens and boundaries to the character of the Conservation Area means that their loss to provide off street parking would be even more harmful. Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should therefore be explored.

8.0 Appendix: 2023 boundary changes



Alan Baxter

Prepared by Aydin Crouch and Richard Pollard

Reviewed by Gemma Fowlie

Consultation Draft issued November 2022

Consultation Draft issued January 2023

Final Appraisal issued July 2023

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Kemsing Conservation Area Appraisal

July 2023

This appraisal for Kemsing Conservation Area supports the duty of Sevenoaks District Council under section 71 of the planning (Listed Buildings and Conservation Areas) Act of 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

Page 77

For details of the methodology employed in assessing the Conservation Area and preparing the appraisal, as well as a glossary of common technical terms used in this report, see the publication *Sevenoaks District Conservation Areas: An Introduction to Appraisals* which is available on the Council website.

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1.0 Overview of Kemsing Conservation Area

Kemsing is an historic village in west Kent with a population of 4,218 (2011 census). It is around three miles north of Sevenoaks and 20 miles from central London. The village is situated on the southern scarp face of the North Downs, with the M26 motorway passing by its southern border. Kemsing is connected to London and Maidstone by the railway which first opened in 1874. It lies within the Metropolitan Green Belt, and the area east of St Edith's Road and north of Pilgrim's Way is part of the Kent Downs Area of Outstanding Natural Beauty. There are also areas of Ancient Woodland to the south-east of the village.

Conservation Area boundary

Kemsing Conservation Area encompasses the whole of the historic village as well as a number of twentieth-century houses on its historic approaches. Further twentieth-century housing development that has expanded the village extensively to the west, and also to the south, is excluded from the Conservation Area.

Designation history

Kemsing Conservation Area was first designated in 1972 and subsequently extended in 1990 and 2006 following reviews by the District Council.

Topography and geology

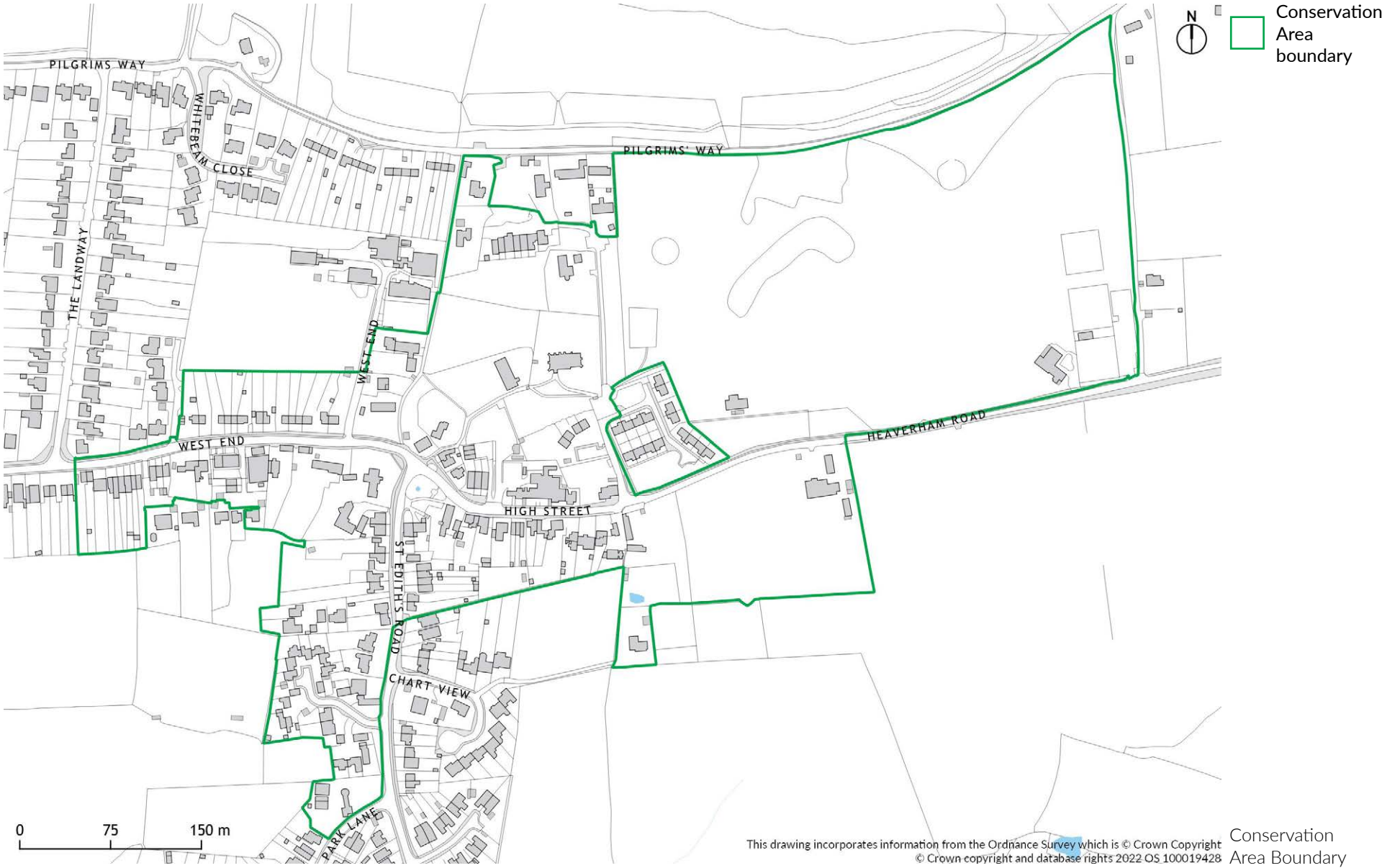
Kemsing is a spring line settlement (located where clean spring water emerges at the foot of chalk downland), shaped by the North Downs which rise north of the High Street. The historic village spreads from the High Street east along the spring line, south and down along St Edith's Road and north up towards the church and the Downs. Views of the surrounding hills are part of Kemsing's sense of place and its special character.

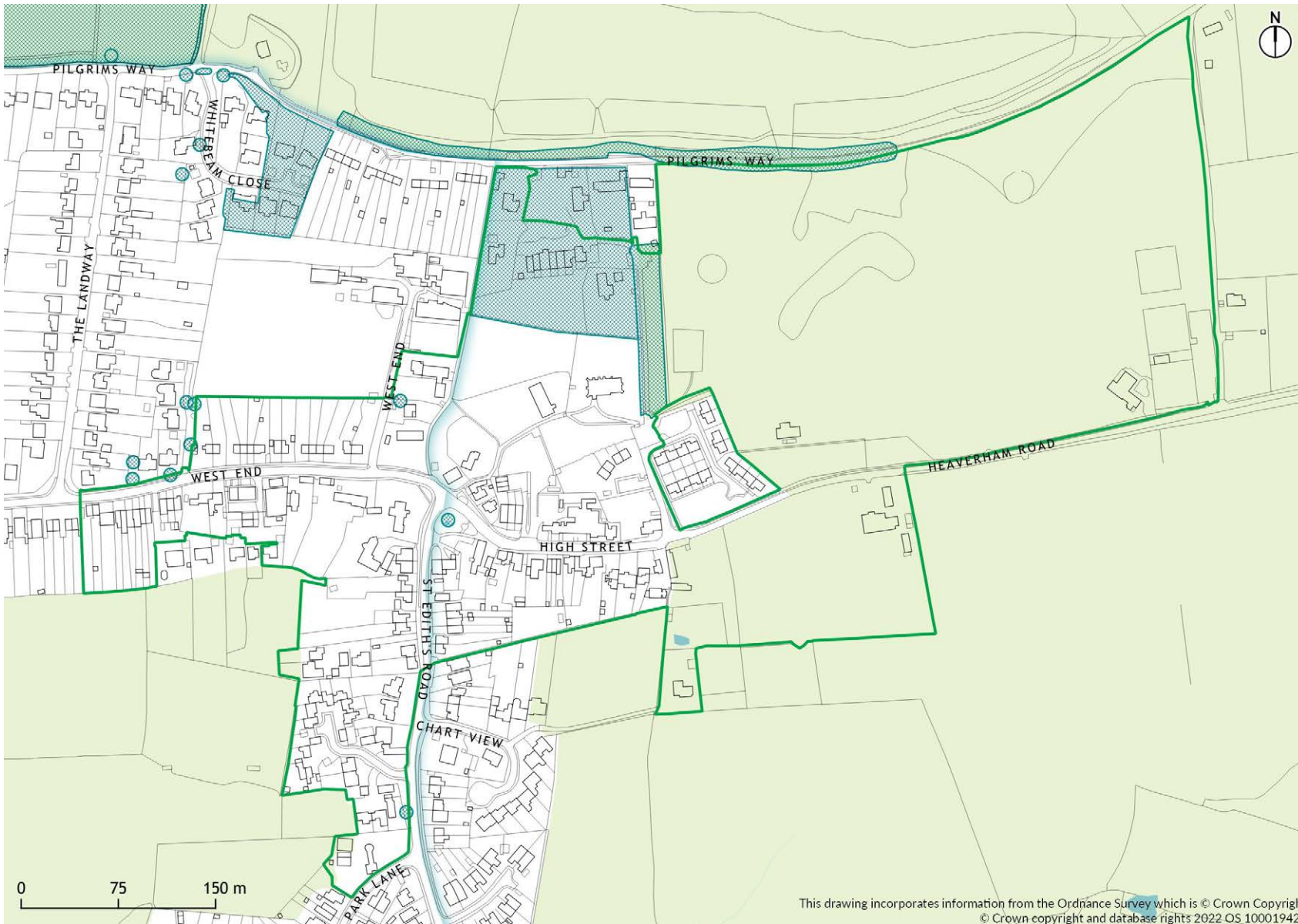
The village sits on the band of chalk that follows the North Downs, with mudstone south of the village. As a result, there is little good building stone, though both mudstone and flint are used. Roof tiles and bricks made from local clay deposits are more common.


Summary of special interest

Kemsing Conservation Area is an attractive spring line village, at the foot of the North Downs scarp. The main features of the special historic and architectural interest of the Conservation Area are:

- The ancient well of St Edith, the adjacent War Memorial and some of Kemsing's oldest houses clustered around them, forming the highly picturesque central nucleus of the village;
- A coherent village core, despite modern development outside the centre;
- A strong visual connection with the landscape of the North Downs, with hills forming part of the background of many views looking north;
- A large number of historic buildings comprising of late medieval timber-framed houses, a medieval flint-faced church, a number of Victorian and Edwardian houses and the ornate Arts and Crafts St Edith's Hall;
- A well-defined eastern boundary, where the historic border of the village and its relationship to the landscape is still visibly discerned; and,
- Traditional craftsmanship embodied in original building materials and architectural features.





-  Conservation Area boundary
-  Green Belt
-  Area of Outstanding Natural Beauty
-  Tree Preservation Order

Landscape designations and Tree Preservation Orders

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2.0 Historical development

Beginnings

The earliest record of Kemsing dates to 822 AD, with the settlement likely formed due to the presence of natural chalk springs. The foundation of the Saxon church soon followed.

Kemsing was the birthplace of Saint Edith of Wilton (c.963), one of King Edgar I's daughters. The well at the centre of the village is dedicated to her, due to the local legend that her saintly presence gave the water healing properties. Because Edith took holy orders, she refused the crown. She only lived to 23 but in recognition of her life of devotion was canonised in 987.

1066 to 1800

Kemsing was a popular resting place along the Pilgrims' Way to Beckett's shrine at Canterbury Cathedral. The Earl of Pembroke was granted the Manor of Kemsing by King John, who later reclaimed it. The Earl later regained it from Henry II and married Henry's sister Eleanor, who herself established a market in the village.

The oldest surviving houses in the village date to the fifteenth and sixteenth centuries. These include Rose Cottage, The Box House, Castle Bank and The Well Cottage. Subsequent alterations and new additions such as Yew Tree House and Foster House are evidence of periods when the rural economy was healthy.

Nineteenth and twentieth centuries

The railway arrived at Kemsing in 1874, leading to a number of new houses on the western end of the High Street. Then, at the beginning of the twentieth century, the impressive St Edith's Hall was constructed (1911), designed by Godfrey Pinkerton, who also later designed the War Memorial at the centre of the village.

Following the First World War, Kemsing began expanding substantially, with houses built along St Edith's Road, West End, The Landway and Pilgrim's Way. The extent of post-1945 development has effectively merged the village with Otford to the west. The most significant late-twentieth century development was the construction of the M26 motorway 600m south of the village, which opened in 1980.



St Edith's Well in the 1880s or 1890s



3.0 Architectural and built character

Spatial character

Kemsing is a good example of a small spring line village, which has developed gradually over centuries. It can be summarised as follows:

- The village developed around the main spring, known as St Edith's Well, which rises in a small triangular green at the central crossroads of the settlement;
- Development spread linearly along the roads leading east, west and south, and clusters around the church up the slope to the north of the High Street; some more recent infill behind the historic streets;
- Due to its position on the escarpment of the North Downs, views of higher and lower ground are visible across the village;
- The roads meander and rise and fall, revealing and closing attractive townscape views;
- Buildings are small and detached or sit in pairs with their neighbours, except one terrace on the western end of the Conservation Area;
- Some houses face the street, others are gable on; the variety of ways in which buildings meet the street contribute to the texture of the townscape;
- Many houses are set back from the street line behind front gardens with stone, flint or brick boundary walls, painted wooden fences and hedges;
- Well-kept front gardens enhance the character and appearance of the streetscapes, as do mature garden trees; and,
- There is a clearly defined historic boundary on the eastern side of the village, with mature trees flanking the approach; by contrast on the western side, the historic settlement merges with a larger twentieth-century suburb.



Houses set back from the street



Clearly defined historic village boundary on the eastern side of the village

Building forms and details

The historic buildings within the Conservation Area generally have a traditional character. They can be summarised as follows:

- A simple rectangular plan form, mostly two rooms deep;
- Generally two storeys;
- Domestic in character and small in scale;
- Most buildings are detached, although a number are in pairs and there is one small terrace;
- Traditional pitched roof forms, gabled, hipped and catslide;
- Brick chimneys, many tall and prominent;
- Timber-framed sash and casement windows; and,
- A small number of older houses have metal casements with leaded lights.



Domestic houses with a rectangular plan form



Small scale domestic houses



Detached houses



Pitched roofs



Tall brick chimneys



Terraced houses with timber-framed sash windows

Architectural styles

- Vernacular: a style characterised by the use of locally available materials that reflect local custom and building tradition. Characteristic features within Kemsing include exposed timber framing with rendered infill panels, and timber framing concealed behind lime render (finished in white or painted colours), brick, flint detailing, tile hanging and (predominantly) steeply pitched roofs with handmade clay plain tiles (including Kent peg tiles);
- Unlike most vernacular buildings, Georgian and Victorian house design is normally underpinned by the principles of classical architecture - for example, in the proportion of windows and the use of classical detailing. They normally have sash windows and are built of brick laid in Flemish bond, often incorporating dark headers. In addition to detached and semi-detached houses, terraces began to appear. Slate roofs begin appearing in the nineteenth century; and,
- Some late-nineteenth and early-twentieth century vernacular buildings reintroduced some of the materials, forms and detailing of older vernacular buildings.



Vernacular



Vernacular



Georgian cottages



Victorian domestic



Vernacular revival



Vernacular revival

Traditional building materials

The use of traditional materials makes a large contribution to the character and appearance of the Conservation Area. The traditional building materials that are most characteristic are:

Pre-1800s vernacular

- Timber frames, sometimes later re-faced by tile hanging or brick elevations;
- Clay tile hanging on upper storeys, using handmade clay plain tiles;
- Some use of local mudstone and knapped flint, for example in boundary walls;
- Roofs of handmade clay plain tiles; and,
- Local red brick, usually laid in Flemish bond often incorporating dark headers.



Timber framed buildings



Clay tile hanging



Knapped flint



Roofs of Kent peg tiles



Local red brick



Kentish Rag

Nineteenth century

- Yellow or red brick, laid in Flemish bond;
- Timber sash windows;
- Welsh slate roofs; and,
- Kentish ragstone or mudstone on some buildings.



Red brick in flemish bond-



Kentish ragstone



Welsh slate roofs



Lime render

- Late-nineteenth to early-twentieth century vernacular
- Clay tile hanging on upper storeys, using handmade clay plain tiles;
- Red brick laid in Flemish bond;
- Flint or stone detailing;
- Timber casement windows; and,
- Roofs of handmade clay plain tiles.



Clay tile hanging



Clay tile roofs



Half timbering



Timber casement windows with leaded lights

Boundaries and street materials

Boundary treatments and front gardens make an important contribution to the character and appearance of the Conservation Area. These are generally low-rise boundary treatments such as wooden palings, low brick or stone walls and hedges. Alongside this, most houses in Kemsing are set back from the street behind front gardens or drives.

The most typical historic materials used for boundary treatments are:

- Hedges;
- Low brick or mudstone walls; and,
- Wooden palings.

Alongside this, there are also several less commonly used boundary treatments such as, high brick walls and wooden fencing (found at the eastern end of the High Street) and crinkle crankle walls (found at the southern border of the churchyard and along Park Lane). The frequency of front gardens contributes to the village character. However, the conversion of some into driveways, with demolition of boundary walls or fences, is harmful to the character and appearance of the Conservation Area.

The Conservation Area only has road makings on the western half of the High Street and St Edith's Road, including broken white lines and a 'School Keep Clear' sign. There is also street furniture on the western half of the High Street, such as road signs, bus stops, modern bollards, bins and a guard rail. Such modern highways infrastructure is not in keeping with the character and appearance of the Conservation Area.

All road surfaces in the Conservation Area are tarmac. This is also true for most pavements, bar the section of characterful York stone paving outside St Edith's Hall. Another characterful feature of Kemsing is the prevalence of grass verges between either the street and the pavements or, where there are no pavements, the street and the houses.



Hedges



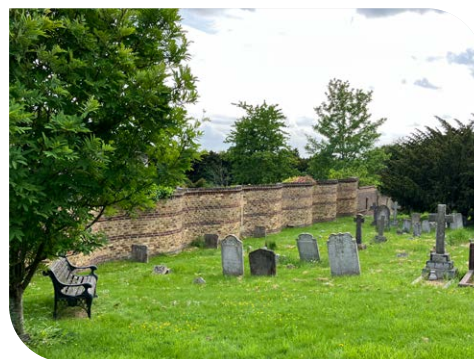
Mudstone wall



Wooden palings



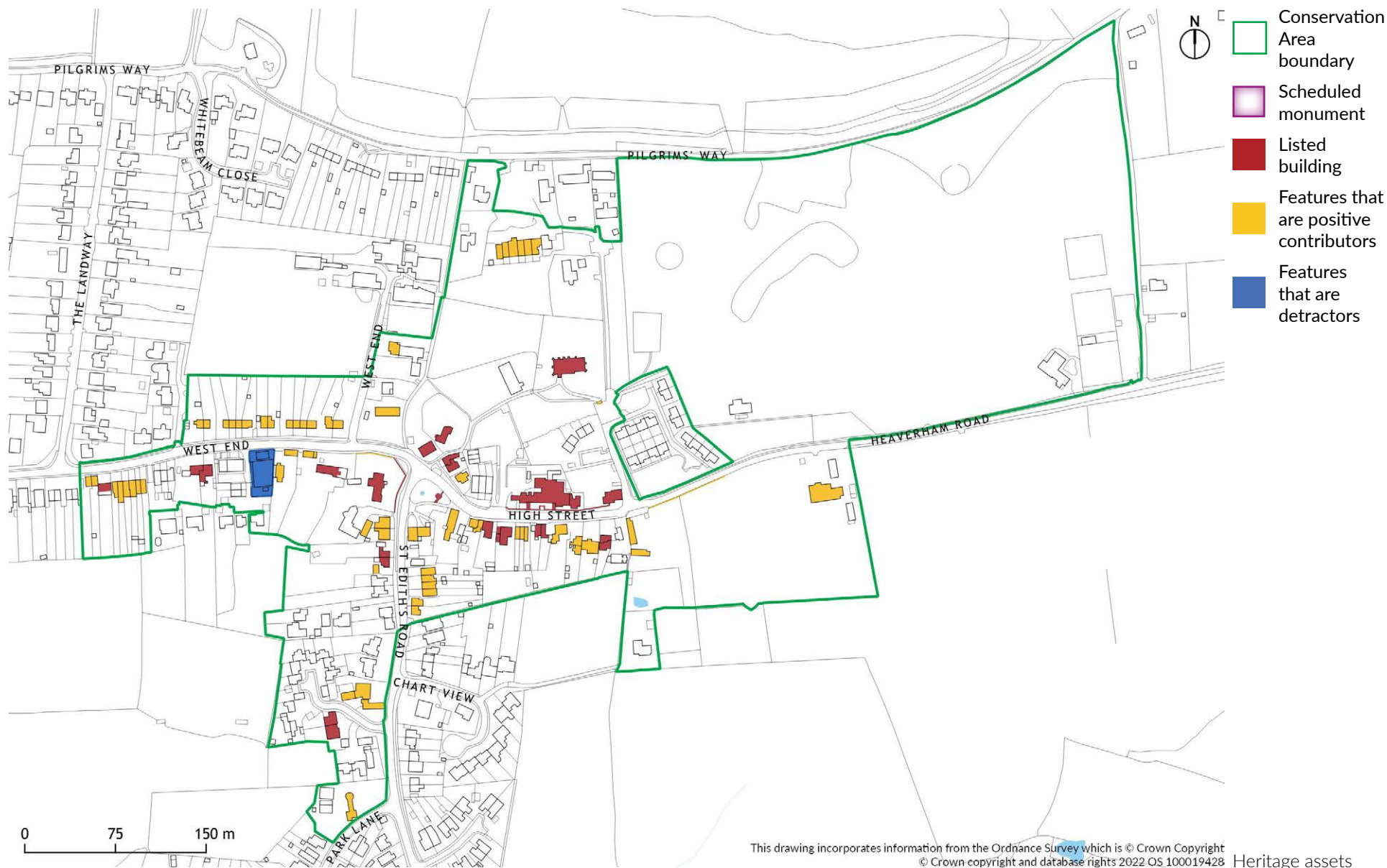
Knapped flint walls



Crinkle crankle wall



High brick walls



Heritage assets, positive contributors and detractors

The buildings and structures of the Conservation Area contribute in different ways to its overall character and appearance, some positively (positive contributors including listed buildings), others negatively (detractors). The contributions of individual elements are shown on the map on [page 13](#).

Positive contributors

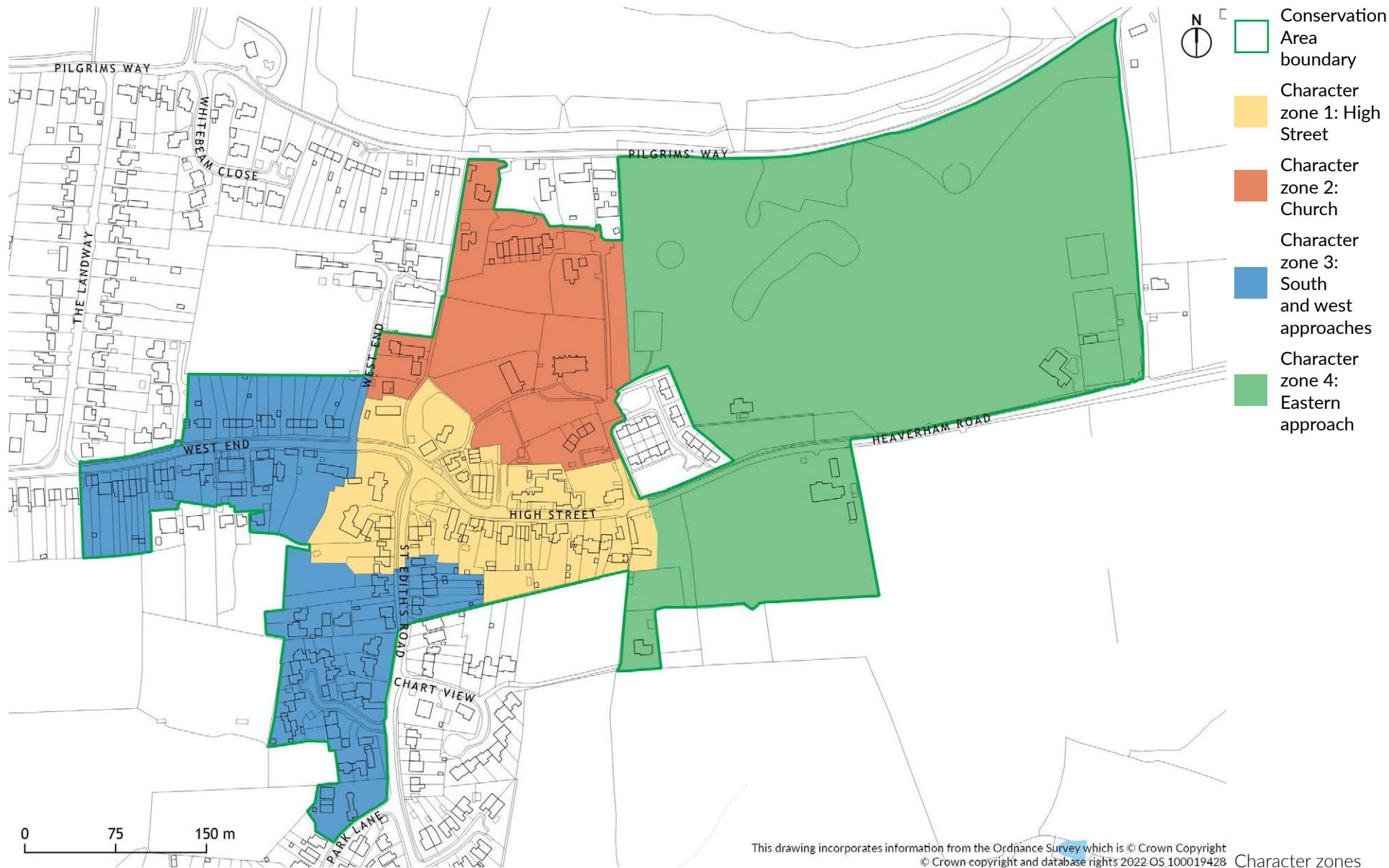
The Conservation Area contains a large number of heritage assets, both designated and non-designated, all of which contribute to its architectural and historic interest. The extent of a building's contribution to the character and appearance of the Conservation Area is not limited to its street elevations but also depends on its integrity as an historic structure and the impact it has in three dimensions. Rear elevations can be important to the character and appearance of the Conservation Area, as can side views from alleys and yards.

- *Listed buildings (designated heritage assets)*. Buildings or structures that have been designated by national government as having special historic or architectural interest at a national level. For further details, see Historic England's webpage 'What is Listing?' at: [What is Listing? | Historic England](#)
- *Positive contributors (non-designated heritage assets)*. These are unlisted buildings that positively shape the character and appearance of the Conservation Area. Some buildings may have suffered from unsympathetic alteration but could be restored to their original appearance relatively easily. A checklist for identifying positive contributors in a conservation area is given in the Historic England advice note *Conservation Area Designation, Appraisal and Management* (2019), available at: [Conservation Area Designation, Appraisal and Management](#).

Detractors

Some elements of a conservation area may be out of character due to, for example, their scale, use of materials or the way they relate to neighbouring buildings. These are identified as detractors.





Character Zones

Character Zone 1: High Street and Green

- This is the centre of the original settlement, where the oldest buildings can be found;
- St Edith's Well, the green space around and the War Memorial, form the focal component of Kemsing's townscape;
- A particularly important grouping of historic houses - The Keep, Castle Bank, Rose Cottage and Well Cottage - form the highly picturesque backdrop to St Edith's Well. Moreover, the vernacular architecture of these houses influenced late-nineteenth and twentieth-century developments in the village;
- The High Street is more enclosed than other streets in the village, with the building line on the south side closer to the roadway and with fewer gaps between buildings; and,
- On the north side, St Edith's Hall is a dominant feature in views east and west along the High Street.



Character Zone 2: Church

- The Church of St Mary is set behind the High Street on rising higher ground. It is the oldest building in the village, with some herringbone masonry of late Saxon-early Norman date. The charming bellcote and spire, clad in wooden shingles, may be sixteenth-century and contribute greatly to the character and appearance of the Conservation Area as a landmark from many viewpoints;
- The churchyard and surrounding gardens make this zone much more open and greener than other parts of the Conservation Area, with relatively few buildings;
- Other than the church, the buildings in this zone are largely mid to late-twentieth century housing; and,
- There are no through roads, but footpaths and alleyways are characteristic.



Character Zone 3: south and west approaches (St Edith's Road/West End)

- These historic roads were largely undeveloped until the nineteenth century. They are now defined by what survives from before then (the farmhouse and barn west of St Edith's Road, the few large houses on West End) and modern infill;
- These roads contain much of the street furniture, street signs and road markings that are out of character with the Conservation Area;
- Buildings are generally parallel to the street and are set back behind front gardens; grass verges often separate the street from the pavement; and,
- Modern brick-built infill is common, with a number of new developments behind older houses west of St Edith's Road.



Character Zone 4: eastern approach

- There has been almost no recent development in this area so the historic relationship between the village and its associated farmland in the surrounding countryside can still be readily understood;
- Strong landscape character, with hedges, mature trees and fields, with the primary example of the latter being the Common Field;
- Heaverham Road winds down as a hollow way between banks and green trees, creating an attractive, unfolding approach to the High Street;
- The few, detached houses are set back behind hedges and gardens.



4.0 Views

Views make an important contribution to our ability to appreciate the character and appearance of the Conservation Area.

Three types of view have been identified, along with examples of each type. These are shown on the map on [page 21](#). In complex historic townscapes such as that found in Kemsing, such a list of views cannot be definitive, but the list does illustrate the nature of views that are important in Kemsing Conservation Area.

Static views primarily centre around St Edith's Well, the Church and St Edith's Hall. There are also views along the streets that are experienced dynamically, in that movement along the road reveals the changing streetscape. In views looking north, the North Downs form a rural backdrop and the steeple of St Mary's church identifies the historic centre of the village. Together, the combination of the position of the church against the Downs emphasise Kemsing's origins as a spring line settlement at the foot of the hills.



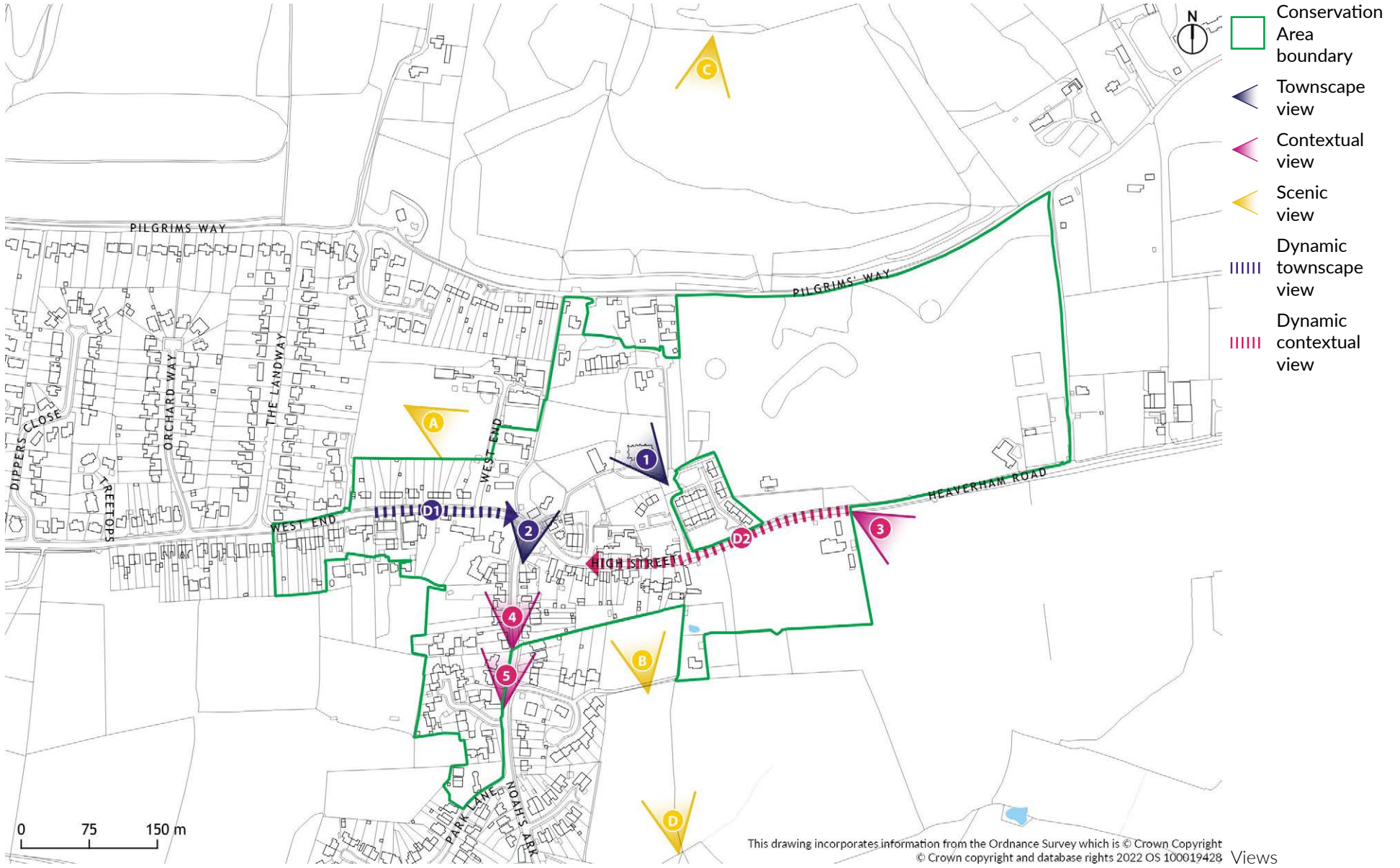
Townscape views within the Conservation Area illustrate the mix of building types, forms and materials and give a sense of the spatial character and architectural quality of the village. Trees and other greenery play an important part in these views.



Contextual views which look out to the landscape beyond the Conservation Area and give an understanding of its topography and rural setting, including the North Downs.



Scenic views from outside the Conservation Area, which take in the village as a whole, together with its surrounding landscape and help to appreciate its rural setting and well-defined eastern boundary.



5.0 Open space assessment

Large amounts of open space within and around the Conservation Area make a strong contribution to its character and appearance. The topography of the North Downs is central to the character of the Conservation Area. Open space enables an understanding and appreciation of the topography. To the east, open space preserves the historic relationship between the village and the surrounding landscape, to which it was intimately connected through land management and agriculture.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the main streets of the Conservation Area, or from the footpaths around the village, make the greatest contribution.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded.

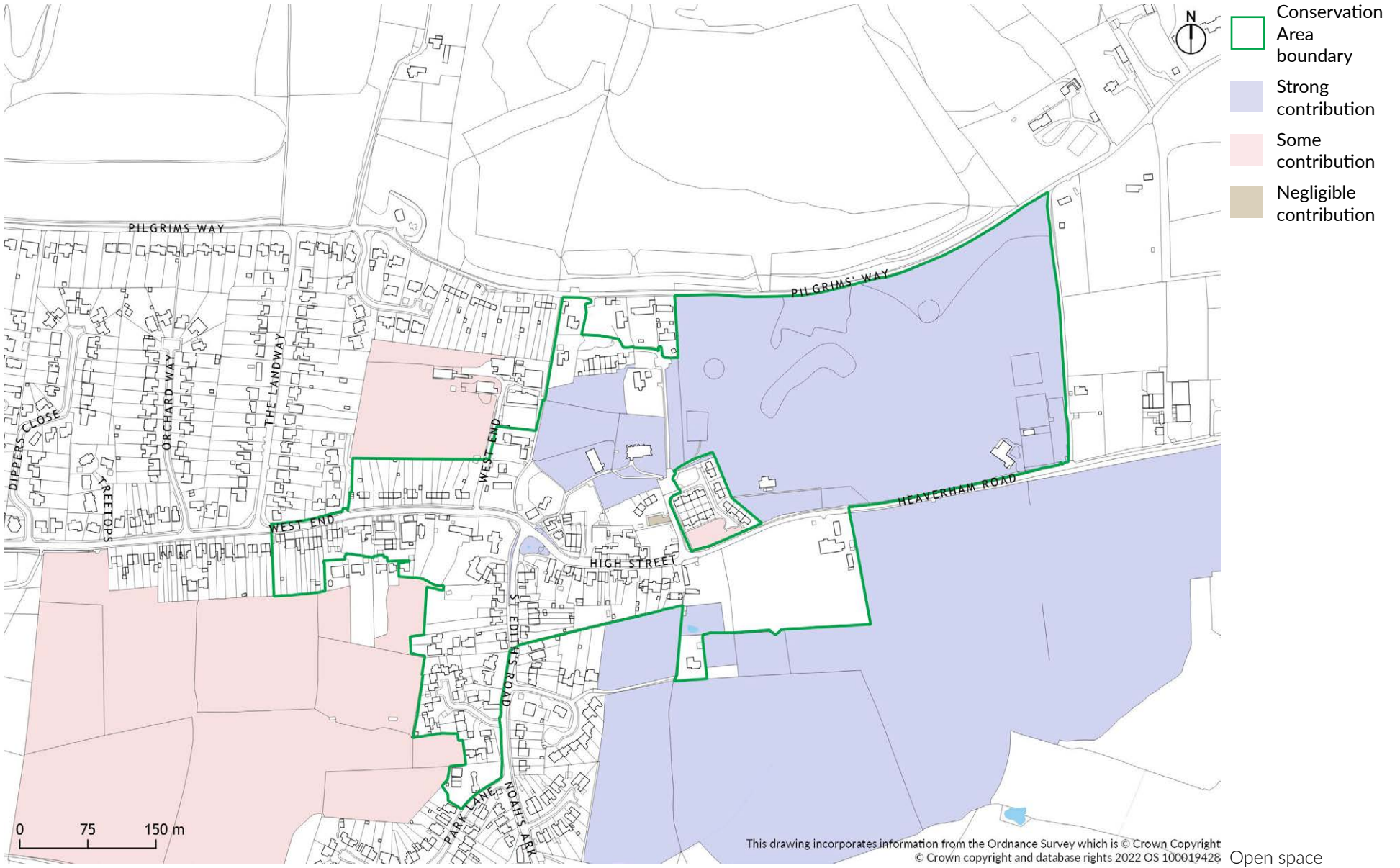
The contributions of individual parcels of land are shown on [page 23](#).

Open space inside the Conservation Area

- The green around St Edith's Well is the focal point of the village, and of considerable historical, townscape and communal importance;
- The churchyard is the largest and probably the oldest public greenspace in the village, and characterised by mature yew trees;
- The trees alongside Heaverham Road preserve the historic rural character of the approach to the Conservation Area, and;
- The Common Field is the village's recreational green space and has strong communal value. It has been publicly accessible for almost a century, given to the parish in 1924 by notable local resident, Sir Mark Collet.

Open space outside the Conservation Area

- The farmland to the east preserves the historic relationship between the village and the countryside that the community cultivated and managed;
- The North Downs form the landscape backdrop to views of and out of the Conservation Area; the geology and topography of the Downs is the reason for the location and form of the village; and,
- Open fields and woods to the south east are not visible from the Conservation Area .



6.0 Condition and issues

The character and appearance of the Conservation Area are generally well-preserved. There are, however, some issues which affect it and should be addressed in its ongoing management:

- Some loss of front gardens for parking and the loss of front boundary walls, fences etc.;
- Parking on the street and in front of houses is visually intrusive and detracts from the historic character and appearance of the streets;
- The extent of highways signage, road markings, bus stops etc. are visually intrusive and detract from the character of some parts of the Conservation Area;
- Because the houses are generally small, there is considerable pressure for extensions, which would detract if they were not of appropriate scale and materials; and,
- Plastic windows and doors, which are alien and unsympathetic materials for historic buildings and therefore detract from their character.



7.0 Management recommendations

Sevenoaks District Council has a statutory duty to review the management of conservation areas from time to time. The following recommendations have emerged from the assessment of the Conservation Area in Kemsing made in the preparation of this appraisal.

Guide for owners and residents on the effects of conservation area designation

Recommendation

Sevenoaks District Council will keep up to date its guidance about what it means to own a building in a conservation area and to encourage stakeholders to take an active part in the preservation and enhancement of these areas.

Conservation area designation brings with it additional responsibilities for owners and occupiers because of increased planning controls and particular requirements for materials and detailing in undertaking works to buildings. These are often outweighed by the benefits of living in an area of architectural integrity and traditional character, which people appreciate and which is often reflected in higher property values.

Design of new buildings and alterations to existing buildings

Recommendation

When determining applications for planning permission, Sevenoaks District Council will take account of the 'Conservation Area Design Guidance.' The guidance is being reviewed periodically to maximise its effectiveness.

New buildings and alterations to existing buildings have an effect on the Conservation Area and Sevenoaks District Council will exercise its powers through the planning system to ensure that such changes preserve or enhance the character and appearance of the Conservation Area. The design guidance has been drafted to help applicants in putting together their proposals. It is reviewed periodically to assess its effectiveness and revised if necessary.

Development in the setting of the Conservation Area

Recommendation

Applications for permission to develop in the setting of the Conservation Area should be determined with reference to the open space assessment in this appraisal.

The village's historic boundaries are still well-defined on the eastern side especially and as a result the Conservation Area has a well-preserved rural setting which contributes strongly to its character and appearance. Its position at the foot of the North Downs means that open space on the escarpment plays an important part in the way the Conservation Area is experienced. Development in its setting could therefore potentially have a harmful impact if it erodes the village boundary where that is still well-defined or harms important views. As identified in this appraisal, different areas of open space around the Conservation Area make a different contribution to the character and appearance (see [section 5.0 on page 22](#)).

Guidance

- Development on areas of existing open space which make a strong contribution to the character of the Conservation Area is likely to have a harmful impact; and,
- Development in areas which make some contribution may be possible without causing harm, subject to design, siting, scale, density, choice of materials and retention of hedgerows and mature trees.

To help determine whether the impact of proposed development is harmful to the character and appearance of the Conservation Area, applicants should undertake an assessment of the likely impact of their proposals on the built character of the area, on important views and on open space. Historic England's *Historic Environment Good Practice Advice Note 3* (2nd edition 2017), available at [Historic Environment Good Practice Advice Note 3](#), provides advice on assessing impacts of development on the setting of heritage assets.

Enforcement

Recommendation

In implementing its Planning Enforcement Plan, Sevenoaks District Council should pay special attention to preserving or enhancing the special qualities of Kemsing Conservation Area.

The effective operation of the planning system depends on the ability to ensure that development is carried out in accordance with planning permission and to enforce against development carried out without planning permission. Sevenoaks District Council has adopted a Planning Enforcement Plan which sets out how it will respond to planning enforcement complaints. It can be downloaded from the planning pages of the Council's website: [Planning enforcement | Sevenoaks District Council](#)

Article 4 directions

Recommendation

Article 4 directions should be made to protect boundary treatments and front gardens that contribute to the character and appearance of the Conservation Area.

Article 4 (1) of the GDPO the Town and Country Planning (General Permitted Development) (England) Order 2015 allows for restrictions to be applied to permitted development rights, but the National Planning Policy Framework (NPPF) requires that the purpose and extent of any restriction should be clear and justifiable.

As set out in this appraisal, an important part of the character of the Conservation Area is the way that many buildings are set back behind small front gardens, enclosed by low boundary fences, walls or hedges. Piecemeal loss or erosion of either or both boundary treatments and front gardens would weaken the enclosure to the street and have an urbanising effect. This would be harmful to the character and appearance of the Conservation Area.

In order to exercise control over such changes and protect the special interest and character of the Conservation Area, it is recommended that within the Conservation Area, planning permission should be required for development consisting of:

- The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such (Class F); and,
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure (Class A).

Public realm

Recommendation

Streets and public open spaces should be managed in a way that sustains their character and contribution to the Conservation Area.

In some parts of the Conservation Area the extent and appearance of traffic signage, road markings and other forms of visual clutter associated with highways and road traffic cause harm to the character of the Conservation Area. Management of this is the responsibility of public bodies. Kent County Council, Sevenoaks District Council and Kemsing Parish Council should refer to Historic England's guidance in *Streets for All* (latest edition 2018) in any public realm works they propose or carry out. For more information go to: [Streets for All | Historic England](#).

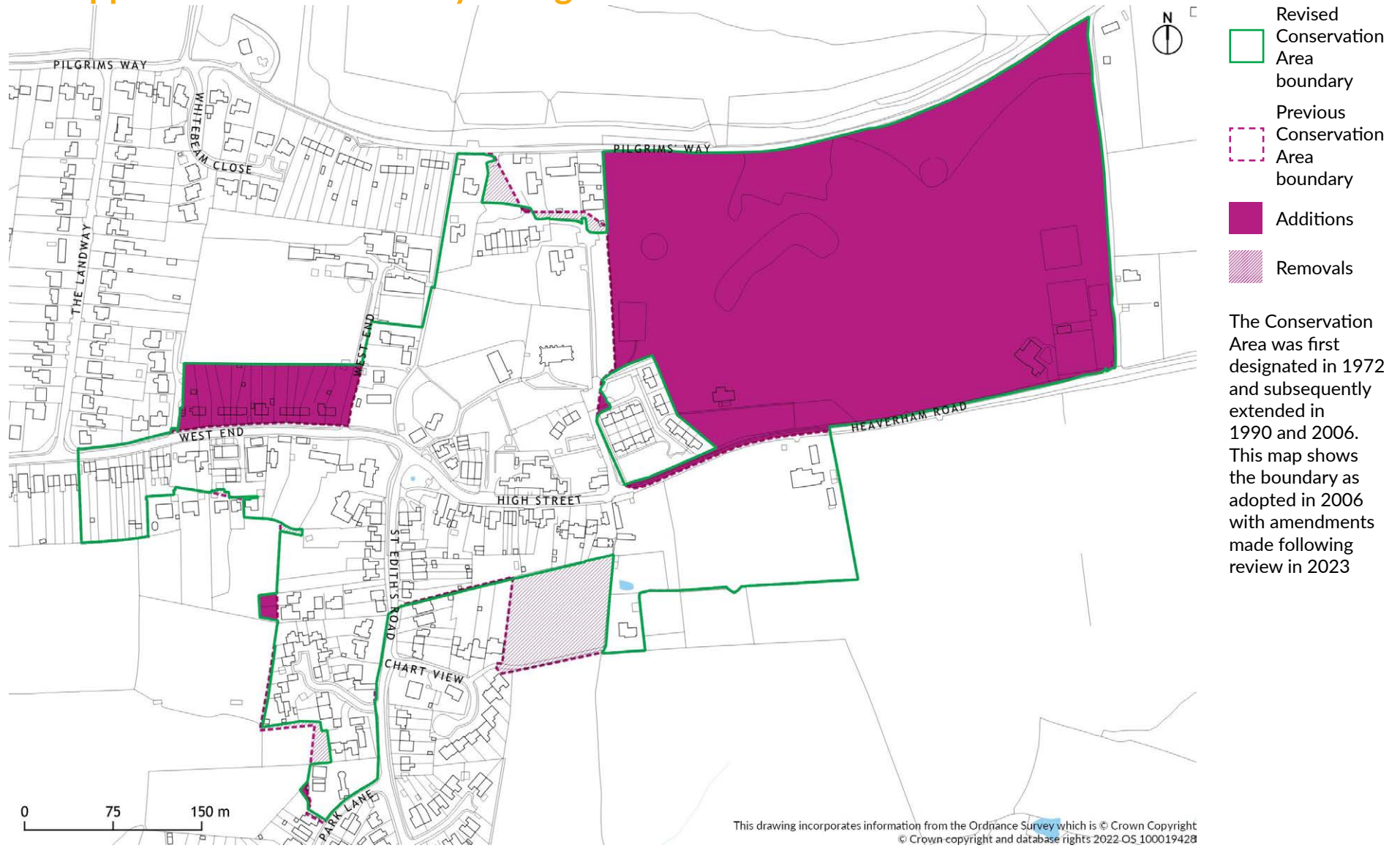
Parking

Recommendation

Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should be explored.

Few houses have off street parking, so there is a lot of parking on the street – and pavement. This is visually intrusive and detracts from historic character of the streets and their picturesque appeal. The importance of front gardens and boundaries to the character of the Conservation Area means that their loss to provide off street parking would be even more harmful. Ways of encouraging use of public transport and possibilities for the provision of parking outside the boundaries of the Conservation Area should therefore be explored.

8.0 Appendix: 2023 boundary changes



Alan Baxter

Prepared by Aydin Crouch and Richard Pollard

Reviewed by Gemma Fowlie

Consultation Draft issued November 2022

Consultation Draft issued January 2023

Final Appraisal issued July 2023

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Sevenoaks District Conservation Areas: Conservation area design guidance



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1.0 Introduction: purpose, other advice, requirements

This document provides guidance to homeowners, as well as architects, developers and others who are considering or making planning and listed building consent applications in the District's conservation areas. It should be read in conjunction with:

- Local Development Framework Core Strategy 2011 Policy SP1 (see section 5.1)
- The relevant conservation area appraisal for a description of the conservation area's special character and appearance, which should be conserved or enhanced through your proposals. The appraisals contain more information about the architectural and townscape character of individual conservation areas. They can be downloaded from planning pages of the Council website.

Where a proposal is in a conservation area or may affect its setting, the Council's planning application checklist requires applicants to prepare a Conservation Area Assessment to:

- Assess the impact of the proposal on the character and appearance of the conservation area,
- Assess the impact of the proposal of the development on the setting of the listed buildings.

The Assessment may form part of the Design and Access Statement. If the building is listed, this report is called a Heritage Statement and also needs to consider the impacts on the listed building itself.

The planning checklists can be downloaded from the 'Apply for planning permission' section of the planning pages of the Council website: [Planning validation checklists | Sevenoaks District Council](#).

Historic England provides advice about preparing these kinds of assessments which can be downloaded from its website:

- *Statements of Heritage Significance*, Historic England Advice Note 12 (2019)
- *Listed Building Consent*, Historic England Advice Note 16 (2021)

2.0 Understanding and reflecting character

As a governing principle, the Council expects development proposals – whether new build or alterations to existing buildings – to reflect an understanding of the character of the chosen site and its setting and context, the age and type of the existing buildings, and so on. This approach should be applied to everything from the detailing of, say, a roof or window, through to the arrangement, character and materials of large and perhaps more complex sites such as farmsteads.

In each case, applicants are expected to use this guidance document, the specific conservation area appraisal and – should the nature, scale or complexity of the site warrant it – other sources of information and specialist expertise, to understand the character and qualities of the historic environment in which the proposal is situated. All applications should demonstrate how the proposals reflect and respond positively to this context – be it in function, style, form, massing, materials, details or landscaping.



3.0 New buildings

Conservation area appraisals identify buildings that detract from the character of conservation areas. On these sites, a replacement building is an opportunity to enhance a conservation area's character and appearance. This can be achieved by high quality design that respects the conservation area's townscape and architectural character, the building scale, forms and alignments, and the setting of green spaces and other buildings.

Guidance

When designing a new building in a conservation area, consider:

- materials, colours and textures that reflect the traditional building materials and architectural character of the conservation area;
- the scale and character of surrounding buildings. The predominant building form in most of the District's villages is the simple rectangular shape of two-storeys and (mostly) steeply pitched roofs, with the roof generally spanning a width of five to six metres;
- how buildings relate to the street: are they set back behind gardens, or front directly on to the pavement
- the design of the side and rear elevations, which are no less important than that of the front; and,
- views across, into and out of the conservation area in which the proposed building may be visible.



Any proposal for an extension or new building need to consider how it will be viewed from streets, public rights of way and across open space

4.0 Extensions

Location, scale, detailing and materials are important considerations when designing a new extension to an existing building in a conservation area. Successful extensions will be sympathetic to the character and appearance of the building, its setting and the conservation area. Please consider the following guidance when considering extending your property.

Guidance

New extensions should:

- respond positively to the character and integrity of the existing building;
- use materials that are appropriate and harmonise with the existing building;
- in most cases, be located at the rear of the existing building. This is an especially important consideration when the main elevation has been designed to be symmetrical;
- respect the character identified in the conservation area appraisal, for example by retaining important views from open spaces or streets and respecting gaps and other spatial characteristics; and
- recognise and follow the unity of a terrace or other group of adjoining buildings.



A terrace, note the rhythm of windows and chimney stacks and the continuous roofline

5.0 Materials

Before the advent of the railways in the nineteenth century, buildings were normally only made from materials that could be found locally. This has resulted in locally distinct building traditions and vernacular detailing that shape the appearance of the District's rural settlements; many exemplify the image of the traditional Kentish village.

A wide range of such traditional building materials have been employed in the District. For walls, timber-framing was widespread until the seventeenth century, with plastered or brick infill or later clad in weatherboarding, brick or tile hanging, or rendered in lime and painted.

Brick (mostly red) is common, either for alterations or new build from the seventeenth century. Other materials include flint walling and, where available, ragstone or sandstone.

Traditional roofing materials are clay plain tiles (known as Kent peg tiles) and, on occasions, thatch. Slate was rarely used before the nineteenth century. Very rarely, pantile roofs can be found, but these tend to be limited to outbuildings or agricultural buildings.

The texture, colour and durability of traditional materials are intrinsic to the character of historic buildings and the patina of age they acquire with time: the weathering of natural materials results in an appearance that improves with age, an effect which many modern artificial alternatives fail to achieve. This make these unsuccessful in most historic contexts.

When selecting materials for new development or alterations to existing buildings, consider the following guidance. A range of detailed advice notes has been produced by the Society for the Protection of Ancient Buildings and can be found on their website.



Kentish vernacular - timber framing, local red brick, tile-hanging, peg tiles on the roof and leaded casement windows



'Vernacular Revival'. Note the materials, white painted timber windows and the lively roofline

5.1 Guidance: brick

- The type, size, texture and finish of traditional historic bricks on the relevant building or the surrounding area in general.
- The type of brick bonding. The prevalent historic brick bond in the district is either Flemish or English bond, or English garden bond for boundary wall. Stretcher bond is overwhelmingly found in buildings dating from the early 20th century as cavity walling became prevalent. It is monotonous in appearance and will be only appropriate for buildings of that period.

5.2 Guidance: pointing

- In accordance with traditional techniques, pointing should be *flush* or slightly recessed and not projecting (such as 'beaded', 'extruded' or 'ribbon').
- Avoid the use of cement-based pointing when re-pointing historic brickwork or rendering. Cementitious pointing is hard, inflexible and impervious to water so it is damaging to historic brickwork and stonework - trapping moisture and causing damp and rot.



Lime render has been applied to buildings for centuries, in this case to a timber-framed house



Handmade brick, with flush lime pointing

5.3 Guidance: timber

- Oak was used for timber-framing and joinery up to the eighteenth century and was generally left to weather naturally, or limewashed.
- Weatherboarding is a common traditional material, particularly but not exclusively for outbuildings and agricultural buildings. When oak is used, the traditional approach is to let it weather naturally. If softwood is used (as it has been since the eighteenth century) then because it is less robust it is traditionally painted in white or cream, or tarred (black).
- Softwood windows were always painted. Staining or varnishing are not historical finishes and are unlikely to be in keeping with the special character and appearance of the conservation area.



The District has a tradition of buildings made of oak frames, with painted plaster panels



Weatherboarding is sometimes used to clad houses, and usually then painted a pale shade; more often it is employed to clad ancillary or farm buildings, when it is traditionally tarred black if softwood is used

6.0 Windows and doors

Windows and doors make a major contribution to the appearance of buildings and the wider historic streetscape. The type, detailing and materials reflect the architectural style and the period of construction. In broad terms, timber 'casement' windows (with lights that swing open) were normal until the eighteenth century, when sash windows started to become predominant. Doors evolved from vernacular 'plank' designs to the classically-inspired panelled doors of the eighteenth and nineteenth centuries.

In recent decades they have become particularly vulnerable to alteration and or replacement due to a variety of factors including a lack of maintenance and concerns over energy efficiency.

Guidance: windows

- Original or historic windows can be often be repaired and refurbished. If the glass itself is not historic (often indicated by whether it distorts the view or not), it is sometimes possible to install slimline double-glazed units into the historic timber frame.
- If replacement is necessary, match the original window in style, material, opening pattern, and detailing.
- Where window shutters survive, they should be retained for their historic interest and contribution to the character and appearance of the conservation area.
- Extensive technical guidance on these topics and other aspects of the care, repair and thermal upgrading of traditional windows is set out in guidance that can be downloaded from Historic England's website: Traditional Windows: their care, repair and upgrading (Historic England, 2017)



Softwood timber casement window

- Window surrounds require careful thought too: in timber-framed buildings window lintels and cills are oak, and sometimes part of the frame. In brick buildings, a shallow brick arch spans across the window and is usually attractively constructed of special 'cut and rub' bricks and fine jointing; cills are either wood or sometimes stone, and detailed with a slope or 'fall' to shed water.



Historic timber sash window, right, and replacement uPVC windows, left. The pebble-dashing and satellite aerials are also non-traditional elements that harm character and appearance

Guidance: doors

- Like historic windows, historic timber doors can usually be repaired and refurbished. If the door is a modern style or material, it could be enhanced by replacing it with one in keeping with historic character of the buildings and its context, taking inspiration from buildings of similar age and style in the conservation area (and taking into account whether it is a front door, or a secondary door – whose lower status is normally indicated by simpler design).
- Historic door surrounds are integral to their architectural character and appearance and should be retained, including any wooden or leaded overwindows (often called fan lights though they are not always fan shaped). As with new doors, new door surrounds should take inspiration from buildings of similar character, age and style in the conservation area.



Traditional vernacular planked door



Classical Georgian door and doorcase

7.0 Roofs

The undulating roofscapes with handmade peg (or plain) clay tiles are one of the most attractive features of the District's historic settlements. The width of buildings and the roof pitch indicate the covering that was originally installed on the building: thatch needs to be laid at a pitch of at least 55°; peg tile roofs are also steeply pitched, normally between 42° and 50°; slate and pantiles have a lower pitch of at least 30°, usually between 35° and 40°.

The roof slopes of traditional buildings tend to be unbroken. Rooflights and dormer windows interrupt the simplicity of the form and may have a detrimental effect on the character of the building and the conservation area.

Sympathetic roof design will follow local tradition and relate to existing historic roof details. In designing and detailing new roofs please follow the following guidance:

Guidance

- When designing a new extension to an existing building, the pitch of its roof should usually reflect that of the existing buildings. Roofing materials should copy the existing roof or potentially an earlier material on the roof, if its existence can be proven.
- For new buildings, traditional local materials should be used – typically in the District these are peg tiles or sometimes thatch.
- On both extensions and new buildings, tiled roof gables should have simple verges with tile or timber 'undercloaks'. Verges formed by bargeboards should normally be avoided unless the building is rendered or weatherboarded.
- The traditional peg tiles found on historic buildings were hand-made; the small differences between individual hand-made tiles give historic roofs an attractive uneven appearance. For this reason, new hand-made tiles are preferable in most situations in conservation areas to the uniformity of machine-made equivalents.

- Rooflights should be discreetly located to minimise the impact on the character and appearance of the conservation area, and important elevations of the host building. For example, by concealing them behind existing parapets or in roof valleys, or placing them in a rear roofslope where they are not visible from public places or in views of the main elevations of the building.
- Additionally, rooflights should sit flush to the roofscape because this minimises their prominence on the roofscape.
- Dormers are not preferred on principal elevations or elevations visible from public areas. Where they are appropriately located they should be designed to match the character of surrounding buildings and should be carefully but simply detailed. They should not dominate the roofscape or be set close together.



Kentish 'peg tiles', irregular roof line and dormer window. Traditionally, where they are used, dormer windows are small and visually subservient

8.0 Chimneys

The vertical accent of chimney stacks makes an important contribution to the skyline of conservation areas. They are also an integral functional element of the design and appearance of historic buildings, and their location and form provide clues about the layout, history and age of the building. As well as being functional, they were often designed for visual effect.

Chimney pots are essential for the effective operation of stoves and most modern open fires. They were introduced in widespread numbers towards the end of the eighteenth century. Before that, chimneys did not normally have pots.

Guidance

- Chimney stacks should always be retained, and where necessary repaired. Where they are no longer required for heating, consider using them for boiler flues, extractor or ventilation ducts.
- Where chimneys have been capped-off or truncated, they should wherever possible be reinstated to their original height and detailing.
- The removal of internal chimneybreasts to create additional internal space in unlisted buildings should retain the external chimney stack. It is usually possible to provide internal structural support to achieve this.
- Houses dating from the eighteenth century onwards retain historic chimney pots, these should be retained and re-bedded. Where replacement is necessary, or chimney pots have been lost, they can be reinstated with a suitable pot: many of the traditional chimney pot models are still manufactured today.
- Chimney stacks erected before the eighteenth century that have lost their pots do not need to be reinstated unless they are needed for the operation of an open fire or stove.



Chimneys make a strong contribution to the character of roofscapes and skylines

9.0 Boundary treatments

Historic boundary walls, railings and fences are a cherished part of the District's historic environment that make an attractive and significant contribution to the setting of buildings and to the character and appearance of conservation areas; there are examples of walls and railings that are statutory listed in their own right.

Traditional boundary materials include handmade red brick, flint, rag or sandstone walls, wooden 'picket' or 'paling' fences, iron railings and hedges. By using these traditional forms and materials, the repair of an existing boundary treatment or the reinstatement of or addition to a new one can enhance the conservation area.

The type and detailing (including height) of boundary treatments is influenced by factors including:

- The location of the boundary in relation to the building to which they define the curtilage e.g. front or rear;
- The type of property;
- The construction date of the building;
- The type and character of the wider streetscape (such as: rural or urban).



Boundary wall of handmade brick, with knapped flint base and decorative copers



Knapped flint wall with brick detail and a wrought-iron gate

Guidance

- Historic boundary walls and fences should be retained.
- The replacement of modern boundary treatments and boundaries for new buildings should use traditional materials and detailing as found locally in the conservation area.
- Boundaries fronting the street traditionally tend to be low, rarely exceeding 90cm in height.
- The choice of the type and design of boundary treatments and gates should reflect the type and status of the building they belong too. For example, boundaries to vernacular buildings are modest in character. Some grander Georgian and Victorian properties may have had wrought and cast-iron railings on low brick boundary walls.
- Depending on the historic precedents in the conservation area, wooden picket fences or traditionally-detailed low brick, flint or ragstone walls are appropriate choices in villages, and could enhance the character and appearance of the conservation area.
- Post-and-rail timber fencing, simple metal ‘estate’ railing, field gates and hedges may be suitable on the fringes of settlements, providing a transition into the countryside.
- Where buildings are part of a group, boundary treatments should take account of their visual relationship with neighbouring boundary treatments.



Timber paling



Nineteenth century cast-iron railings and gates

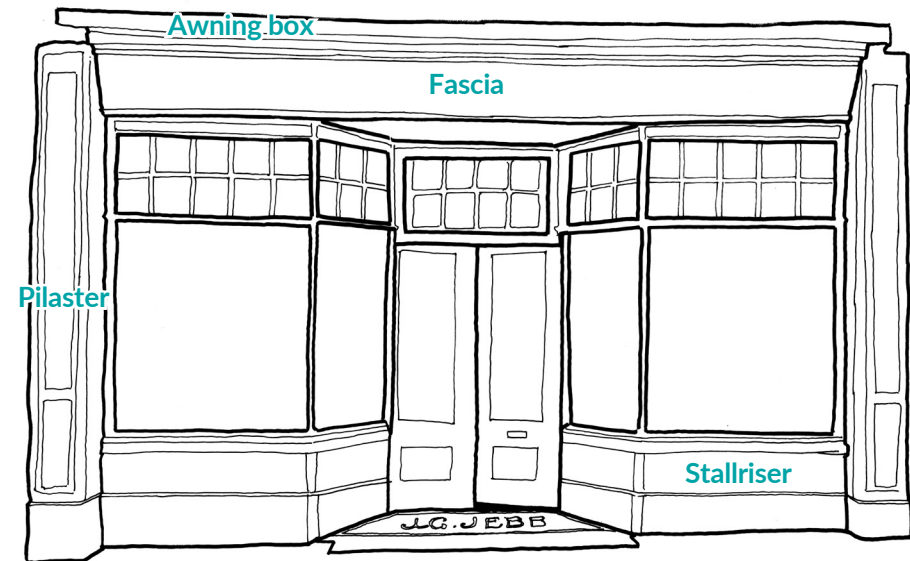
10.0 Shopfronts

Historically, all villages except small hamlets had shops to serve the local community. Although many of these have now closed, architectural evidence often survives in the form of shopfronts. Whether still operating or closed, surviving historic shopfronts or shopfront elements should be retained for their historical and architectural interest and contribution to the character and appearance of conservation areas.

Guidance

The following are typical details of historic shops that should be retained and maintained where they survive, whether the shop is still operating or closed:

- Shop windows: normally these are large plate glass windows from the mid-nineteenth century onwards; any windows with small panes and wooden glazing bars are likely older, rare and therefore of considerable historical interest;
- stallrisers: the timber or brick panel beneath the window;
- shop door: often partially glazed unlike a domestic door;
- fascia: the board above the window and door that carried the shop signage. Where historic lettering or decorative materials survive these should be conserved too;
- consoles: the brackets at either end of the fascia;
- awnings, awnings boxes and associated ironwork; and
- projecting or hanging signs: where historic lettering or images survive, these should also be retained.



Elements of a historic shopfront



Historic shopfront, carefully retained

11.0 Energy efficiency, carbon reduction and climate adaptation

Sevenoaks District Council has declared a climate emergency. Over time, carbon emissions must be reduced and our towns and villages need to be adapted to changing weather, such as more frequent flooding and hotter summers.

Advice is available from a number of sources to help homeowners improve energy efficiency in the historic built environment and adapt historic buildings to address different weather patterns whilst at the same time conserving the character and appearance of the District's conservation areas:

- Historic England website
- Society for the Protection of Ancient Buildings website
- The responsible retrofit knowledge centre by the Sustainable Traditional Buildings Alliance, available at [STBA | Sustainable Traditional Buildings Alliance \(responsible-retrofit.org\)](https://www.stba.org.uk/)

The Council has prepared the advice note 'Improving energy efficiency in the historic built environment' which is available from the Conservation Team (see contact details overleaf).

12.0 Aerials and satellite dishes

TV aerials and satellite dishes along with associated wiring are not consistent with the historic character and appearance of conservation areas (see image above). Please consider the removal of any redundant aerials and equipment when no longer in use.

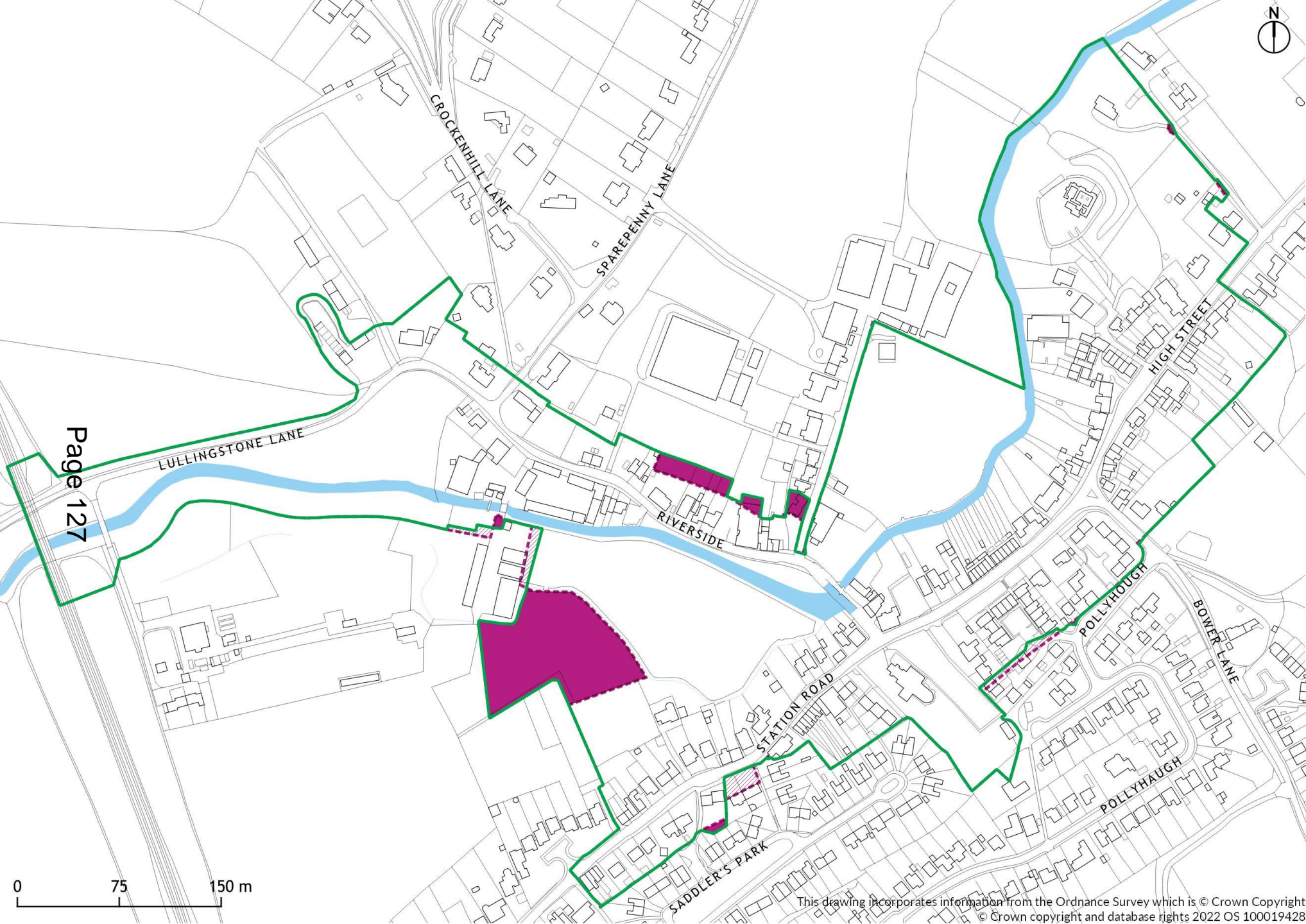
Where they are still required, their impact can sometimes be minimised, for example, by finding a location to the side or the rear of the property. It also may be possible to locate the equipment away from the building.

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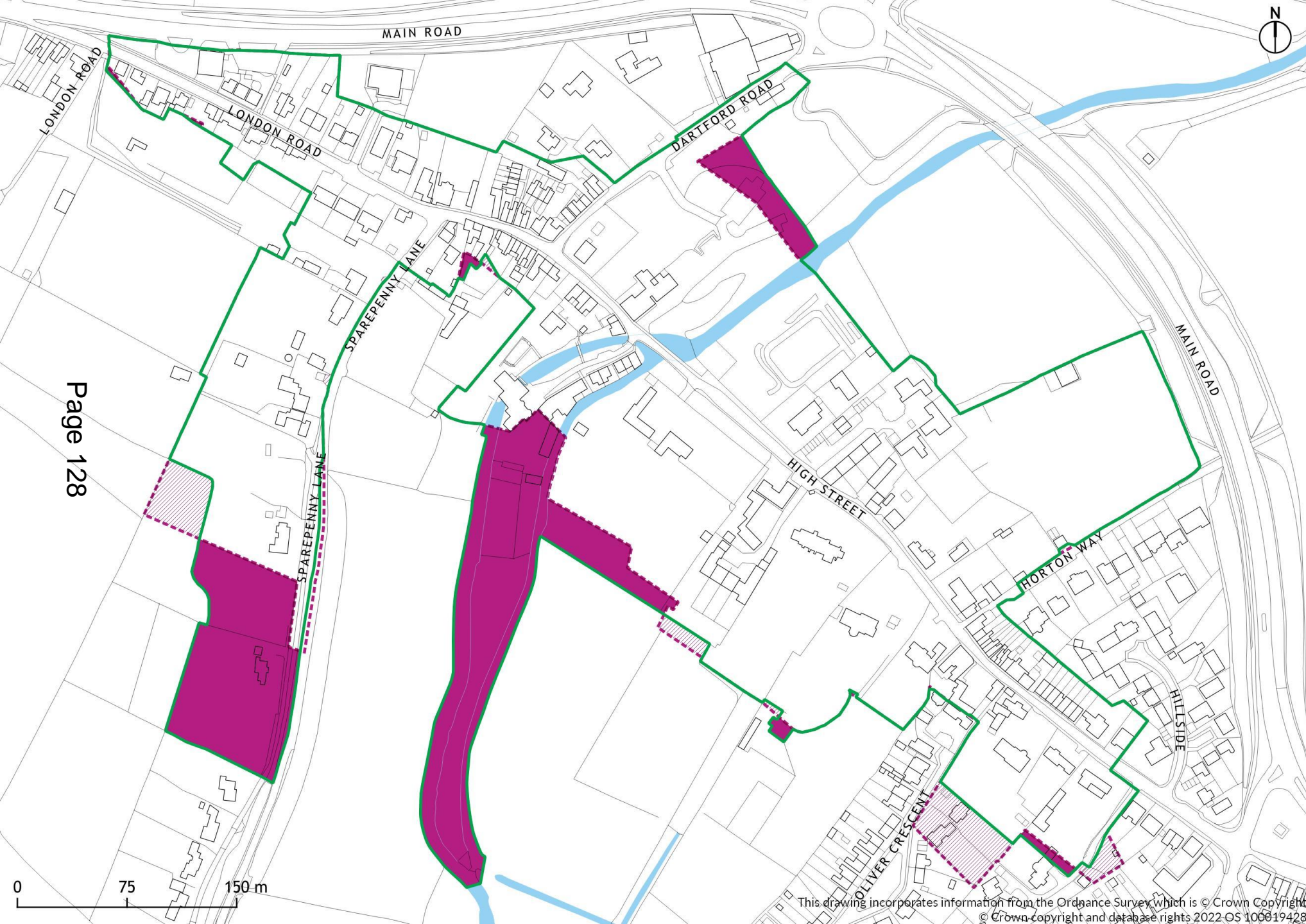
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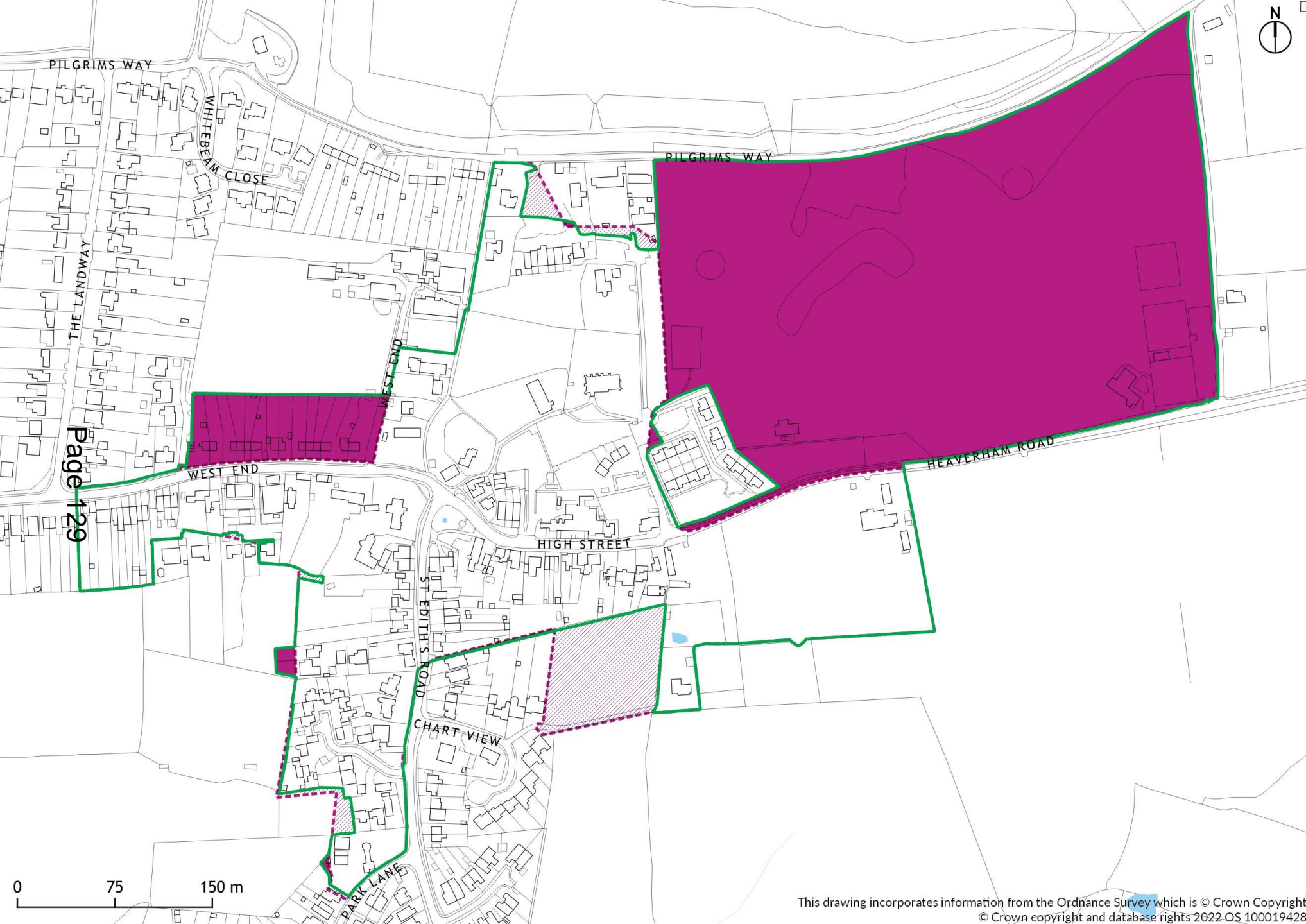
- Revised Conservation Area boundary
- Previous Conservation Area boundary
- Additions
- Removals

The Conservation Area was first designated in 1973 and extended in 2006. This map shows the boundary as adopted in 2006 with amendments made following review in 2023.



- Revised Conservation Area boundary
- Previous Conservation Area boundary
- Additions
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The Conservation Area was first designated in 1973 and extended in 2006. This map shows the boundary as adopted in 2006 with amendments made following review in 2023.



-  Revised Conservation Area boundary
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The Conservation Area was first designated in 1973 and extended in 2006. This map shows the boundary as adopted in 2006 with amendments made following review in 2023.

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**Sevenoaks District conservation areas
Public consultation report
June 2023**

Contents

1. Introduction
2. Consultation methodology
3. Consultation responses: general
4. Summary by conservation area
5. References

1. Introduction

Sevenoaks District Council (SDC) has been reviewing three conservation areas and updating the associated conservation area appraisals (Eynsford, Farningham and Kemsing). The intention is to adopt the appraisals as Supplementary Planning Documents (SPDs). Public consultation was carried out with reference to the consultation process for SPDs set out in the Council's *Statement of Community Involvement in Planning (2020) (SCI)*.

2. Consultation methodology

In preparing each draft conservation appraisal (Stages 1 and 2 as set out in the *SCI*) a 'walk-about' and on-site discussion were undertaken with representatives of the community of each conservation area during November 2022. This was of assistance in gathering evidence on the history of the conservation areas and understanding their condition and the issues affecting their future management. Those attending included District and Parish Councillors, local amenity, and civic and historical societies.

Wider public consultation on the draft appraisals (Stage 3 as set out in the *SCI*) was carried out for a period of seven weeks from 16 January to 3 March 2023. Leaflets were delivered to all residents and businesses within the relevant conservation areas informing them of the public consultation and where and how to access the consultation documents. In addition, the Council issued a press release and publicised the consultation on its website and via social media. Print copies of the appraisals were made available at the Council Offices on Argyle Road, Sevenoaks Library and locally accessible places within the three conservation areas.

A public 'drop-in' session was held in each of the three villages, where SDC Officers and the external consultants who prepared the draft appraisals were available to answer questions and explain how the assessments had been made. Residents and stakeholders were invited to provide written comments via an online questionnaire or a feedback form at the drop-in session, or otherwise via email or post.

3. Consultation responses: general

The walk-about events and drop-in sessions were attended by 76 people altogether and the Council received 36 written responses.

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The renewed appraisal format was well received and the great majority of respondents found the appraisals easy to use and understand.

4. Consultation summary by conservation area

4.1 Eynsford

An informal consultation ‘walk-about’ event was held on 9 November 2022 and attended by three people representing the District Council, Parish Council and local history group.

The formal public consultation drop-in event was held at Eynsford Village Hall on 4 February 2023 and attended by 12 people. Four written responses were received.

On the ‘walk-about’ and at the drop-in session, appreciation of the character of the village was expressed, as well as for the layout of the new conservation area appraisal. The primary concern raised was traffic in the village, with a particular focus on speeding and pinch points on the High Street.

Four written responses were received. They found the appraisal easy to use and understand and that it accurately captures what makes the area special.

Further to written comments received, a site visit was carried out (access arranged by the landowner) to assess to what extent a proposed area of land warrants inclusion within the conservation area.

Main issues raised

- Heavy traffic and poor parking arrangements (three respondents);
- The proposed extension of the conservation area behind the houses on Riverside should include the full extent of gardens (one respondent); and,
- Current lack of access to Eynsford Castle not addressed (one respondent).

Main changes to the appraisal since consultation

To include all extended back gardens behind the houses on Riverside in the conservation area.

Boundary changes

The following table summarises the boundary changes that are proposed and the reasons for these changes:

| Boundary Change | Justification |
|---|---|
| Extension to include more of the meadows and pasture upstream from the bridge | The meadows/pasture nearest the River Darent upstream of the bridge are already part of the Conservation Area. They form an integral part of its character and the highly special interest of the Riverside zone, providing a strongly rural setting to the |

| | |
|--|--|
| | <p>sixteenth-century bridge and the historic townscape cluster around it, with the church steeple in the background. The existing boundary does not incorporate all of this meadow/pasture. Incorporating the rest into the conservation area will better conserve the setting of the highly significant historic river crossing, in accordance with section 75 of Historic England’s Advice Note 1 where ‘immediate setting also requires the additional controls’.</p> |
| <p>Removal of the front lawn of two houses on the east side of Station Road: 4 Saddlers Park and Bluebell Bank</p> | <p>In accordance with section 15 of Historic England’s Advice Note 1 and para 191 of the NPPF, conservation areas should not be ‘devalued through the designation of areas that lack special interest’. Since the last review of Eynsford Conservation Area boundary in 2006, mature trees on the front lawn of two modern houses on the east side of Station Road (4 Saddlers Park and Bluebell Bank) have been felled and the area largely paved over. This site therefore no longer contributes to the special interest of the conservation area and should be removed.</p> |
| <p>Corrections and clarifications</p> | <p>In a number of locations, the boundary of the conservation area as it is presently drawn cuts across plots of lands and through the middle of buildings. To create a more logical boundary that removes confusion and irregularity whilst maintaining the intent of designation, boundaries have been amended to follow existing land boundaries where possible. This is in accordance with section 68 of Historic England’s Advice Note 1 (‘in almost all situations the conservation area boundary runs around rather than through a space or plot’). These adjustments have been refined following public consultation comments to accurately reflect circumstances on the ground.</p> |

4.2 Farningham

An informal consultation ‘walk-about’ event was held on 10 November 2022 and attended by five people representing the District Council, Parish Council and local history group.

The formal public consultation drop-in event was held at Farningham Village Hall on 28 January 2023 and attended by 22 people. 23 written responses were received.

In the ‘walk-about’ and drop-in session appreciation was expressed for the historic character of the village. Concern was raised about the threat of development in or near the village, although all areas mentioned are outside the conservation area. There was also concern that two sites south of London Road were proposed to be removed. Following discussions at the drop-in event and further investigation, these boundary changes are no longer proposed. Lastly, there was concern for the loss of commercial property in the village and the transformation of shops into residential properties.

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Most of the 23 written responses focussed on proposed boundary changes, with a number of respondents calling for the plot known as ‘Land West of The Mount’ to be included. Another area that respondents wished to be included were the fields and meadows south of The Mill and the Manor House (east of Sparepenny Lane). In accordance with Historic England’s Advice Note 1 (sections 34 and 49), a section of the Mill complex is now being proposed for inclusion (see the boundary changes table below). The Advice Note advises that agricultural land should not normally be designated (section 73) and so it is not proposed to include adjacent fields.

Most respondents who answered the questions said that they found the appraisal easy to use and understand and that it accurately captures what makes the area special. However, a small number thought the appraisal did not go into enough detail in explaining why boundaries were changing and also how any changes would affect the community.

Main issues raised

- Development in or near the village (13 respondents);
- Land West of The Mount should be added to the conservation area (10 respondents);
- Concern about the proposal to remove two plots of land to the south of London Road from the conservation area (nine respondents); and,
- The fields to the south of the village should be included in the conservation area, including the whole Mill complex (seven respondents).

Main changes to the appraisal since consultation

- Boundary change to incorporate the whole of the historic Mill complex in the conservation area; and
- The two plots of land to the south of London Road will no longer be removed from the conservation area.

The following table summarises the boundary changes that are proposed and the reasons for these changes:

| Boundary Change | Justification |
|--|---|
| Southern extension to include Cottage on the Hill, Sparepenny Lane | <p>Cottage on the Hill is a well-preserved inter-war detached home in mature gardens, developed at or close to the same time as its neighbour Dunbrae, which is already part of the conservation area. Inclusion satisfies both section 55 of Historic England’s Advice Note 1, as a ‘planted front garden ... [that] make[s] a significant contribution’ and as a ‘Positive Contributor’ under section 49 for the following reasons:</p> <ul style="list-style-type: none">• landmark quality• contributes positively to the setting of adjacent designated heritage assets• as part of a group, illustrates the development of the settlement in which it stands. |

| | |
|---|---|
| <p>Southern extension to include the whole Mill Island and leat</p> | <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham’s historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with sections 34 and 49 of Historic England’s Advice Note 1:</p> <p>Section 34 states: ‘Key elements in defining the special interest are ... the integrity or group value of buildings.’</p> <p>Section 49 - Criteria for identification as a ‘Positive Contributor’ to the special architectural interest and character of the conservation area:</p> <ul style="list-style-type: none"> • contributes positively to the setting of adjacent designated heritage assets • has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature. |
| <p>The removal of small plot of land to the south of South Hall</p> | <p>Research indicates that this plot of land has never been part of the garden of South Hall, and has no historical reason for inclusion in the conservation area. It appears to be included to help conserve matures trees. Section 74 of Historic England’s Advice Note 1 states that ‘Tree Preservation Orders would be an appropriate route for protection’ of trees and therefore, in the absence of other reasons for designation, this site is proposed for removal from the conservation area.</p> |
| <p>The removal of two houses on Oliver Crescent</p> | <p>Section 15 of Historic England’s Advice Note 1 and para 191 of the NPPF states that conservation areas should not be ‘devalued through the designation of areas that lack special interest’. Since the last review of Farningham Conservation Area boundary in 2006, two houses have been built in part of the now former garden of The Croft. These houses do not contribute to the special historical or architectural interest of the conservation area and so it is proposed to remove them from the conservation area.</p> |
| <p>Corrections and clarifications</p> | <p>In a number of locations, the boundary of the conservation rea as it is presently drawn cuts across plots of lands and through the middle of buildings. To create a more logical boundary that removes confusion and irregularity whilst maintaining the intent of designation, boundaries have been amended to follow existing land boundaries where possible. This is in accordance with section 68 of Historic England’s Advice Note 1 (‘in almost all situations the conservation area boundary runs around rather than through a space or</p> |

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| | |
|--|---------|
| | plot.') |
|--|---------|

4.3 Kemsing

An informal consultation 'walk-about' event was held on 8 November 2022 and attended by six people representing the District Council and the Parish Council.

The formal public consultation drop-in event was held at the Small Hall in Kemsing on 21 January 2023 and attended by 28 people. 10 written responses were received.

In the 'walk-about' and drop-in session a general appreciation was expressed for the historic character of the village. Concern was raised about the bottleneck caused by street parking on West End, in front of the garage and shop.

10 written responses were received, covering different aspects of the conservation area and its appraisal. One topic which prompted discussion was the proposal to include the Common Field within the conservation area boundary. Responses included both those for and against its inclusion, with a slightly larger number of respondents in favour.

All 10 respondents found the appraisal easy to use and understand and that it accurately captures what makes the area special.

Main issues raised

- Proposal to include the Common Field in the conservation area (7 respondents);
- The bottleneck caused by street parking on West End, in front of the garage (3 respondents).

Main changes to the appraisal since consultation

- In the Open Space Assessment, the fields south-east of the village are now marked as strong contributors;
- A view of the village from south of the land east of Chart View is included;
- Proposed removal of a field east of Chart View from the conservation area. This agricultural land is part of the Metropolitan Green Belt.

The following table summarises the boundary changes that are proposed and the reasons for these changes:

| Boundary Change | Justification |
|---|---|
| Extension to include 1920s social housing on the north side of West End | The buildings on the north side of West End (early 1920s) are modest in scale and ambition, but in their materials, form and detail they have taken inspiration from the historic building stock of the village - red brick, tile hanging, tiled hipped roofs and prominent chimneys. As improved public housing built for local families, they are also of historic interest. The wide |

| | |
|--|---|
| | <p>banked verge and hedging is also consistent with the historic streetscape character conserved in the Conservation Area. They therefore meet the following criteria set out in section 49 of Historic England’s Advice Note 1 for positive contributors to the special architectural interest and character of the conservation area:</p> <ul style="list-style-type: none"> - reflects a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics - relates to adjacent designated heritage assets in age, materials or in other historically significant ways - contributes positively to the setting of adjacent designated heritage assets - individually, or as part of a group, illustrates the development of the settlement in which it stands. |
| <p>Extension to include the Common Field Recreation Ground</p> | <p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village’s recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England’s Advice Note 1:</p> <p>Section 34: ‘Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees’.</p> <p>Section 56: ‘Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well’</p> <p>Section 73: ‘Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric’.</p> |

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|--|--|
| <p>Removal of the field of agricultural land south of the High Street and east of Chart View</p> | <p>It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.)</p> |
| <p>Corrections and clarifications</p> | <p>In a number of locations, the boundary of the conservation area as it is presently drawn cuts across plots of lands and through the middle of buildings. To create a more logical boundary that removes confusion and irregularity whilst maintaining the intent of designation, boundaries have been amended to follow existing land boundaries where possible. This is in accordance with section 68 of Historic England's Advice Note 1 ('in almost all situations the conservation area boundary runs around rather than through a space or plot'). These adjustments have been refined following public consultation comments to accurately reflect circumstances on the ground.</p> |

5. References

Department for Levelling Up, Housing and Communities, National Planning Policy Framework (updated 2021)

Historic England, *Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1* (2nd edn.) (2019)

Eynsford Conservation Area Appraisal update (2022/23): Responses

| Question | Comment | Response |
|--|---|---|
| Does the Appraisal capture what is special about the conservation area? | Yes | Noted |
| | Yes | Noted |
| | Yes, in essence; could be wider; suggestions made' | Noted |
| What do you value most about the conservation area? For example, what is your favourite place or building? - Please write response here (optional) | Malt house, bridge over ford, view of open field opposite river on Riverside, Tudor house on corner, toll house, it remains much the same always due to conservation and locally family-owned land; favourite building - baptist church windows | Noted |
| | | Noted |
| Has the village changed since 2003 when the existing Appraisal was written? If so, please tell us about the changes. - Please write response here | Only lived here since 2016 | Noted |
| | Some changes - eg garden extensions | Noted |
| | Minor alterations due to a little infilling of buildings | Noted |
| Are there any important views that we haven't identified (in Section 4.0 of | Yes: View behind houses along Riverside from Plough to corner to Sparrpenny lane | Noted |
| | Use of yellow lines- single and double - would aid parking and traffic flow | Noted |
| | A view from in-front of The Plough pub towards the meadow | Amended |
| | A view of Riverside from the bridge | Amended |
| | A view from Sparepenny Lane towards Lullingstone Lane/Riverside | Map is not intended as an exhaustive record of every view. This one has been assessed, but is not judged to meet the criteria |
| | A view from Eagle Heights | Map is not intended as an exhaustive record of every view. This one has been assessed, but is not judged to meet the criteria |
| Do you agree with the open space assessment (Section 5.0 of the | Yes | Noted |
| | Yes | Noted |
| Are there areas of the countryside surrounding the village that you think are important to the conservation area? | Yes: Both sides of valley either side of village and up beyond to Pedham place | Noted - Appraisal reflect this |
| | Yes: I believe that the field behind the houses along Sparepenny Lane should have a strong contribution towards open space outside the conservation area. This field is within the Parishes of both Eynsford and Farningham and therefore should be a contribution to openness for both villages. | Noted - Assessment of landscape setting takes into account wider landscape contribution |
| | All Alexander farmland; but what would development of Pedham Place mean? | Noted - Assessment of landscape setting takes into account wider landscape contribution |
| Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? (Section 6.0 of the | Yes | Noted |
| | Yes | Noted |

| | | |
|--|--|--|
| <p>Do you agree with the proposed changes to the Conservation Area boundary (Section 7.0 of the Appraisal)?</p> | <p>No: If including the extended back gardens of houses along Riverside from 26 be aware that all four houses have now extended and all should be included if at all. ie your map is out of date</p> | Amended |
| | <p>We note that the main proposed addition is the remaining section of a meadow owned and farmed by ourselves. Although we do not have an issue with the Conservation Area extending to include “more of the Meadow beside the River Darent”, your proposal does not follow an obvious boundary and instead cuts halfway through a secondary field currently used for storing farm machinery/ implements. Within your draft Appraisal, you state that your aim is to “create a more logical boundary that removes confusion and irregularity whilst maintaining the intent of designation, it is recommended to amend the boundary to follow existing land boundaries where possible”.</p> <p>As the proposal does not follow any definitive boundary, we would like to suggest that it is amended so that it simply follows the existing fence line between the Meadow and our adjoining field. As such, the full extent of the Meadow will remain conserved, whilst maintaining a “more logical and consistent” boundary.</p> <p>In addition, I attach several site photos showing the fence line and how it can easily be used to differentiate the edge of the Conservation Area going forward.</p> <p>I hope the above is clear and you understand our reasoning for suggesting an amendment to the proposed Conservation Area.</p> | Recommended boundary change amended following site visit |
| | <p>It seems to include older properties</p> | Noted |
| | <p>Two garden extensions have been included in the proposed extension of the conservation area. However, other properties have now done the same thing and the boundaries should reflect that</p> | Proposed boundary change amended to reflect this information |
| | <p>The land just outside the southern boundary of the conservation area is allotments</p> | Noted |
| | <p>Include allotments within the conservation area boundary</p> | In accordance with Historic England's Advice Note 1 (Section 73), agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.) |
| | <p>The Old Pump Buildings are beautiful</p> | Noted |
| | <p>CAA step in the right direction - heritage neglected eg, untended, breaking flint walls - flint walls along roadside boundaries add to character of CA - being neglected</p> | Noted |
| | <p>Could the Elm Cottage Allotments be included in the conservation area, they are behind Walnut Close. There is a rich variety of flora and fauna there. Different butterflies and many slow worms.</p> | No change - conservation area designation is not intended to protect biodiversity and ecology; other designations exist for this purpose |
| | <p>I would like to see Elm Allotments included in the conservation area as it is a haven for wildlife (and allotmenters!)</p> | As above |
| <p>Do you agree with the management recommendations in the Appraisal</p> | | |
| <p>Yes</p> | Yes | Noted |
| <p>Yes</p> | Yes | Noted |
| <p>Is the Appraisal easy to use and understand? - Is the Appraisal easy to use and understand?</p> | | |
| <p>Yes</p> | Yes | Noted |
| <p>Yes</p> | Yes | Noted |
| <p>Bit repetitive in places</p> | Yes | Noted |

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| Yes - the CAA is easy to use and understand | Noted |
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Any other comments you would like to make?

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| Good to involve villagers in their own futures. We need a bakery! | Noted |
| Need visistor parking to area | Management recommendatons consider the impact of traffic and parking |
| Use and enforce speed restricting | Management recommendatons consider the impact of traffic and parking |
| Says to use public transport - however there is rarely a bus through the village | Noted |
| Regarding car parking outside residents' homes on High Street - where else do you expect them to park? If you remove car parking from High Street the traffice will increase in speed and ultimately there will be accidents ; local businesses will suffer if no parking on High Street | Management recommendatons consider the impact of traffic and parking |
| Primary school - too many cars too and parking on A225 and in nearby lanes | Management recommendatons consider the impact of traffic and parking |
| Look at Darent Valley Railway (Sarah Newman in charge) - trying to encourage people to visit by train. Eynsford and five other stations (Swanley, Shorham, Eynsford, Bat & Ball) | Noted |
| Parking an issue - need a new car park as have lots of visitors in the summer. Site near recycling layby - would need to improve pedestrian access from parking | Management recommendatons consider the impact of traffic and parking |
| More police presence needed - Riverside in summer, High Street, ie A225 - all the time; protect school property and provide public parking during summer holidays - school charge and keep money | Noted |
| There should be a drop off and pick up point for the school | Management recommendatons consider the impact of traffic and parking |
| The speed limit through the village should be 20mph with an average speed check | Management recommendatons consider the impact of traffic and parking |
| Better access to river for walks | Noted |
| Improve access to Eynsford Castle which is currently closed | Noted |
| Tranquility of the village is affected by M25 noise. It needs a big tree barrier to block the noise. | Noted |
| Mixed woodland along M25 | |
| Put double yellow lines on the narrow part of the High Street (between Bower Lane and Gibsons Place | Addressed on p25 |
| 1910 Edward VII memorial fountain, next to war memorial | Noted |
| Existing village hall of heritage interest to Conservation Area; new village hall to be built on football field | Village hall is idenitified as a Positive Contributor |
| Eynsford in bloom (followed Great Storm of 87) lead to biodiversity = identiy of the village | Noted |
| This is a unique area of biodiversity. Plants, insects, birds and mammals thar aren't found commonly anymore, We are very keen to help conserve these, for example through the effors of local organisations such as Eynsford in Bloom and the Parish Council's Green Team. | Noted |
| Gifted by Haut Dykes (building of land) as working mens club plaque on step. Land unpopular but not building | Noted |

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| Farningham Conservation Area Appraisal update (2022-23): Responses | | |
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| Question | Comment | Response |
| Does the Appraisal capture what is special about the conservation area? | No: It does provide a lot of information about what is being preserved, but doesn't really provide a reason for extending bounties that currently exist and a clear impact to those within the boundaries | Draft appraisal contained explanations and justifications for proposed boundary changes. Council website provides information on the implications of conservation area designation for homeowners. |
| | Yes: Many areas of historic and natural beauty are captured within the conservation area. | Noted |
| | Yes | Noted |
| | Yes | Noted |
| | Yes: The Appraisal offers a good understanding of Farningham as a historic Darent valley settlement. The nature of the village setting and the river valley, banks, antient flood plain/water meadows. | Noted |
| | Yes: Variety of architectural styles, green space in centre (Market Meadow). | Noted |
| | Yes: The appraisal recognises the historic importance of the village, and it's connection with the other villages in the Darent Valley. | Noted |
| | Yes: The appraisal has captured what is special about Farningham by providing a comprehensive analysis and understanding of the area's significance and unique features. | Noted |
| | Yes | Noted |
| | IT IS HISTORICAL, IN AN AREA OF NATURAL BEAUTY | Noted |
| | The Appraisal outlines the Area of Outstanding Natural Beauty, the location, history and boundaries in line with the River Darent, history, topography, geology, and population, all of which are what is special about this area. It also details the key properties that form the boundaries and those included. I feel there are some missing elements including the wildlife here, bats, deer, and snails, in particular. I believe it illustrates the heart of Farningham but hasn't captured all necessary areas currently. It does draw attention to some particular elements of the village with special interest including the cattle screen, historic river settlement, the Mill complex, the Lion Hotel and setting and conveys the age. The valley and uniqueness of the village are conveyed along with the history and how significant that history is. | Noted |
| | Yes: It seems to capture the important elements of the village such as the river, the woodlands and open space and the historic buildings. | Noted |
| | Yes: The area holds part of the Darent Valley river corridor, one of the rare chalk streams which are found mainly only in this area of Kent. Also the superb restored 18th Century Farningham Mill Estate and 18th century garden folly, and the historic bridge and cattle screen. | Noted |
| | Yes | Noted |
| What do you value most about the conservation area? For example, what is your favourite place or building? - Please write response here (optional) | The bookshop and butchers, the Lion pub and its frontage, the large, old trees of the village | The Appraisal identifies these |
| | I love the look and feel of the area, which we have only recently moved to, so appreciate the want to keep in tact. | The Appraisal identifies these |
| | The old mill house and the beautiful large tree behind the houses of 22 and 24 London Road. | The Appraisal identifies these |
| | The history The High Street The rural feel | The Appraisal identifies these |
| | High Street and old Corn mill. | The Appraisal identifies these |
| | As recent (last 10 years) Farningham Village residents we were attracted to the village by its central village open aspect, lack of thru traffic and icon views including: the recently restored Mill Complex, riverside setting of the Lion Hotel, many historic buildings and the village Church. | The Appraisal identifies these |
| | My favorite views are from the Lion Hotel into the restored Mill complex and from the open space to the rear of Farningham Mill's across the flood plain to the tower and flagpole of the village church. I imagine this is a view that has remained unchanged for centuries. | |
| | The preservation of the unique historic appearance of the village, including the magnificent Georgian architecture, especially Farningham Mill estate. We love the vistas across the valley, when walking in the area. | The Appraisal identifies these |
| | The picturesque village of Farningham is prove that conservation is working and continues to allow the cultural and historical heritage of the village. | The Appraisal identifies these |
| | The natural beauty surrounding the village and the historical buildings in the village are appreciated by villagers and visitors to the village on a daily basis. The combination of nature and historical buildings together are a unique and visually appealing. | |
| | My favourite views are from Sparepenny Lane looking down on Farningham Mill, and the fields beyond, the view from the bridge looking towards the Church. The most iconic view of the village is the view from Lion Hotel looking towards Farningham Mill Estate. | |
| | Green space | The Appraisal identifies these |
| | THE WOODLANDS AND HILLS. THE CHURCH IS LOVELY AS ARE THE OLD PUBS. | The Appraisal identifies these |

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| <p>I value the beautiful historic buildings, nature, wildlife and views around them in this conservation area the most. My favourite places and buildings are: The Mill, The Lion, The Mount and it's setting, including The Coach House at the rear of The Mount, the age and variety of buildings with historic interest and all telling a story of the evolution of the beautiful "chocolate box village". Visitors to me have admired and fallen in love with this great example of a historic village. My favourite walk is along Sparepenny Lane with the fabulous views over the valley looking across the Farningham Mill's Orchard, Manor House Meadow and to the wonderful St Peter and St Paul's Church. This gives me such a wonderful feeling of times gone by and how this community has merged beautifully with nature over time.</p> <p>The views of woodland from the rear of my house over the land to the rear of my cottage on London Road are beautiful and it requires preservation to avoid any negative impact on the setting of the conservation area. I see deer grazing and roaming this land at dawn, which is a rare and special experience and is important in terms of the setting in which other dwellings reside also along London Road in addition to The Mount itself. The Mount is a listed Historic Building and the land that I believe was previously attached to it would be beneficial to ensure it is included in the Farningham Conservation Area as it is the setting of these historic buildings and there is a danger of jeopardising the effect of its significance if this land is not preserved (currently not included and there is ambition to remove The Coach House and a square of land with a tree on it behind no. 24 London Road). There is a steep hill that overlooks the rear of all the properties on my side of London Road, which is significantly elevated. It is important to preserve this view and currently it is in jeopardy.</p> <p>There is a beautiful tree to the rear of my property that is one of the most impressive trees I've ever seen.</p> | <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount.</p> <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock or similar, of which there appears to be little survival of the historic planting structure. The main entrance to The Mount was on Sparepenny Lane. For these reasons this land has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| <p>I like the river as it passes the Lion and the cattle screen. Also the field running along Sparepenny lane where you sometimes see deer and badgers as well as bats, stag beetles, rabbits and so on.</p> | <p>The Appraisal identifies these</p> |
| <p>My favourite building is Farningham Mill, also St Peter and Paul the Parish church, the Manor House and Market Meadow. I also love the old boarded houses along the High Street and 18th C houses in Sparepenny Lane. Also Waddards Bookshop.</p> | <p>The Appraisal identifies these</p> |
| <p>Has the village changed since 2003 when the existing Appraisal was written? If so, please tell us about the changes. Please write response here (optional)</p> | |
| <p>There is a burnt out shop next to the Pied Bull that is currently listed as being an 'element that contributes' whereas this is, in fact, an eyesore and would contribute again were it to become a functioning shop.</p> | <p>The fire damage is a condition issue. The historic building is still a positive contributor.</p> |
| <p>I am new to the area, so unaware of improvements, apart from those happening currently in the Main Street. There is obviously a burnt down corner store, a butcher that is now closed and limited retail facilities. This may discourage new businesses from forming.</p> | <p>Noted</p> |
| <p>Not sure, only moved in in 2021</p> | <p>Noted</p> |
| <p>A dramatic increase in traffic and traffic speeds. A large increase in the number, size and scale of Traveller sites to the detriment of the surrounding character.</p> | <p>Noted</p> |
| <p>We have only lived here for the past four years. No changes in this time period.</p> | <p>Noted</p> |
| <p>We have only known the village for the last 10 years and the most significant positive change has been restoration of the Farningham Mill complex which now makes a very positive contribution to the visual attractiveness of the village for both visitors and local residents.</p> <p>As well as the vitality of the village and preservation of the conservation area.</p> <p>Items that have negatively impacted the conservation area are the recent loss of the last shop (Farningham Butchers) in the village, the unattended ruins of the former Farningham Oak and construction of The Mole House, on Sparepenny Lane, which is located in extremely close vicinity to the Grade 2 Listed Folly (NGR: TQ5448867016) in the grounds of Farningham Mill https://historicengland.org.uk/listing/the-list/list-entry/1237806?section=official-list-entry. This last most recent addition to the village would appear to have escaped a vigilant review of planning and exploited inadequacies in the conservation area boundary.</p> | <p>Mill site boundary has been reviewed and revised</p> |
| <p>Loss of more shops is sad to see, becoming more of a commuter village rather than a stand alone community.</p> | <p>Noted</p> |
| <p>The restoration and subsequent revitalisation of the Farningham Mill Estate.</p> <p>The sad destruction by fire of the Farningham Oak building, which has been left derelict, and looks awful.</p> <p>The inexplicable permission to build The Mole House, which really doesn't fit in. The continued decrease in the number of shops in the High Street, and conversion of property to exclusively residential.</p> | <p>Noted</p> |

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| <p>Over past 20 years there has been a positive change in Farningham, particularly with the restoration of Farningham Mill Estate and the creation of Darent Valley path.</p> <p>The Farningham Mill Estate, which was once a dilapidated and abandoned site, has been restored and developed into a thriving residential community. The restoration has brought new life to the area attracting new residents and visitors.</p> <p>Another positive change in Farningham is the continuing maintenance of the Darent path, which is a well used route along the river valley. The path provides a scenic and peaceful walking route for locals and visitors giving access the local amenities such as pubs and cafes, and shops.</p> <p>The negative side of the changes in the village are the impact of erosion of shops and the conversion of businesses to residential properties this detracts from the vitality and purpose of the village.</p> <p>Small businesses are often an essential part of the character and identity of a community. They contribute to the local economy, create jobs and provide important goods and services to residents. It is important to recognise the importance of small businesses to the vitality and purpose of the village.</p> <p>Some insensitive buildings have been constructed on the boundaries of the conservation area. These buildings have a negative impact on the area's character and integrity.</p> | <p>Noted</p> |
| <p>More houses</p> | <p>Noted</p> |
| <p>LOSS OF BUSINESSES WHICH IS A SHAME. IT STILL RETAINS ITS FUNDAMENTAL BEAUTY.</p> <p>There has been a fabulous restoration project completed on the Farningham Mill Estate. This has been sympathetic and has made a huge contribution to the history and preservation of this lovely village and makes a wonderful focal point beside the eighteenth-century bridge and opposite the rare cattle screen. Sadly some shops have been lost and continue to dwindle. This is a great loss to the village, particularly the fire disaster at Farningham Oak, which sadly doesn't seem to have been rebuilt. With such a historic square next to the Pied Bull, this seems such a great shame not to have been sympathetically rebuilt in keeping with the area. Ideally, residents should have more of a say as to whether shops and public houses are converted into residential buildings and, ideally, be given the opportunity to create a community venture, if possible.</p> <p>The village attracts many walkers with the great Darent Path being well used allow full appreciation of the view of the St Peter and St Pauls medieval Church.</p> <p>Sadly, there's a new build along Sparepenny Lane (The Mole House?) with totally opposing interests to the conservation area that has been built and this is adjacent to a historic monument (the Folly at Farningham Mill). The intrusion to the enjoyment of the views is unbelievably unsympathetic and I cannot understand how this has happened and been allowed. I understand it's something to do with the planning permission having been sought on the postcode of the title of Protea Cottage instead of in it's own right and obviously without understanding of the location of the new property in relation to the Farningham Mill. It is disturbing the village has not been protected from this sort of intrusion without regard for preservation in any way.</p> | <p>Noted</p> <p>Residents have the opportunity to comment on planning applications and the drafting of the local plan policy</p> |
| <p>I believe something needs to be done to include this property in the conservation area as soon as possible to avoid further threats. Also, more to be done for surrounding land, for example with the land to the rear of the Mount that runs along the rear of the houses on London Road (known as Land North West Of The Mount, The Mount Wood, Sparepenny Lane, Farningham, Dartford DA4 0JH). An unreasonably large, detached equipment/machinery store has been erected that seems to have ambition to become a dwelling rather than be used for it's declared purpose. I have concerns about the preservation of the land in front of the woodland and, the removal of the areas that have been highlighted on the plans including a beautiful tree and The Coach House will have a huge impact on all the houses along London Road that face in that direction from their gardens. There's already illegal boundary foliage that has been purposely planted there including laurels that have been grown at a height far beyond what is legal as I understand it. We were sent letters along the Road from the owner saying they plan on doing what they like. I can provide this letter, if required. I don't believe they are allowed to do that and it does demonstrate they have little intention of preserving London Road as a conservation area in terms of the views we have. I worry about this. I have tried to raise this with the owner and she has told me never to contact her again when I highlighted the illegal nature of this boundary and the deprivation of light to my garden (which has subsequently stopped my grass growing). This seems to be aiming to mask the area and prevents the enjoyment of the views of the woodland, The Coach House, wildlife, and I wonder what the purpose is of this shielding and prevention of our enjoyment of not only our own properties but also the view of the woodland, which I believe is an area marked as having "impact on the setting of the conservation area". I believe that making this land a conservation area, this will assist in preserving the Conservation Area.</p> <p>The Mount property on Sparepenny Lane (a listed building) has been "divorced" from the Coach House to the rear that belonged to it and the Land North West Of The Mount. To protect and preserve the conservation, I believe this Land should be included in the conservation area and that nothing should be removed from this land, i.e. the proposal of the Coach House and separate land behind 24 London Road with a tree on it.</p> | <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock or similar, of which there appears to be little survival of the historic planting structure. The main entrance to The Mount was on Sparepenny Lane. For these reasons this land has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount.</p> |
| <p>There have been positives, the Mill estate looks fabulous. The dwindling number of village shops is a real shame, the loss of the butchers this year being a real blow.</p> | <p>Noted</p> |

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| | There have been changes which have enhanced the area, restoring the Mill and Colyer House and opening up the riverside paths. However the loss of nearly all the shops is greatly regretted. The Oak Barn needs attention after the fire it has been boarded up. | Noted |
| | The most notable change to the village has been the sympathetic restoration of the Farningham Mill Estate. Unfortunately, further shops have been lost including Farningham Oak which was destroyed by fire. Sadly there has been no progress on restoring this building which forms part of the historic square next to the Pied Bull. Some unsympathetic building projects have been allowed including 'The Mole House' in Sparepenny Lane which is not in keeping with the village. | Noted |
| Are there any important views that we haven't identified (in Section 4.0 of the Appraisal)? | | |
| | Yes: View of woodland to south side of London road | Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear that views other than those show on the map can be valued and important |
| | No | Noted |
| | Yes: For a number of residents on the south side of London road the beautiful views across to the forestry trust area to the south are lovely and there is a very old and large (I think Elm) tree which is currently within the conservation area but is being proposed to be removed. I strongly oppose this change. | Amended |
| | Yes: During the walkabout sessions I had asked that the view from the top (West) of London Road towards the M20 motorway be included as a protected view. My rationale is not what you can see but rather what you cannot: it hides the motorway system and preserves the sense of "otherness" that is a key character trait of the village. I see that it is omitted from the published proposal and would like to reiterate the comment that I made on the day that it should be included for this reason. | Not a view of the conservation area |
| | Yes: The gap in development between Farningham & Eynesford, with views across the North Downs. I question whether this open space could be included within the conservation area in order to preserve views. | Historic England advises that agricultural land should not normally be included in conservation areas (the land in question is also Green Belt) |
| | Yes: To the South of the Village and to the West of Sparepenny Lane, following the route of the Darent Valley Path there are a number of open spaces offering significant views down the escarpment to the river valley and across the open land behind the Farningham Mill Estate and the Manor House across the floodplain/water meadow to the Village Church St Peter and St Pauls. The view from the rear of the Farningham Mill Estate across the floodplain behind the Manor House is one of our favorites. one that has been enjoyed over many centuries. | Text amended |
| | No | Noted |
| | Yes: We feel that the views across the valley, from all aspects of the village could be extended to provide further protection of these vital aspects of the village, particularly the water meadows. | Text amended |
| | Yes: The views from the higher western route to Farningham from Eynsford, which capture the Manor Meadows, Farningham Mill Estate and St Peter and St Pauls Church. Views from the bottom of the Darent River Valley, up the banks toward the Georgian historic homes of Sparepenny Lane is also important, and vice versa from these homes down to the Darent Valley should be protected within the Farningham Conservation Area, These views are special for the natural beauty of the landscape and historical buildings. | Noted |
| | YES: IT IS IMPERATIVE THAT WE DO NOT HAVE ANY CONVERSIONS OF PROPERTY OR USE OF LAND FOR FURTHER DEVELOPMENT AS APPEARS TO BE ABOUT TO HAPPEN AT THE MOUNT'S PROPERTY ON SPAREPENNY LANE. BACKDOOR DEVELOPMENT SHOULD BE BLOCKED AT ALL TIMES. | National and local planning policy is designed to balance sustainable development and conservation and historic environment. The appraisal provides an evidence base to support the implementation of this policy. |
| | Yes: Views around Spare Penny lane | Noted |
| | Yes: The view behind the Mill across the orchard and the Manor fields to the church. The view from Sparepenny Lane down to Lullingstone Castle and St Botolphs church. | Views from within private land are not included |
| | Yes: the view from the Darent Valley Path along Sparepenny Lane overlooking the river, church and Farningham Mill which should be protected by including this area in the Conservation Area. | Text amended |
| | Views from Sparepenny Lane towards the River Darent are important | Noted |
| Do you agree with the open space assessment (Section 5.0 of the Appraisal)? | | |
| | Yes | Noted |
| | Yes: We believe the west side of the downs, being part of our property makes sense to preserve as it is visible from the other side of the valley and other part, though it should be consider only if there is a reciprocal agreement for the other side of the valley. | Noted |
| | Yes | Noted |
| | Yes: Farningham Hill Stables used to be an area for the training of horses and supported the rural character of the place. Since the (possibly illegal) change of use to a Traveller site it has become more untidy and more urban. | Noted |
| | Yes | Noted |
| | Yes: The Appraisal is a good recognition of the open spaces impacting Farningham Conservation Area. However, as discussed at length during the consultation meeting in Farningham Village Hall on 28th January more recognition of these open spaces needs to be made in the proposed revisions to the conservation area boundaries. While the land south of the A20 has been included the land and significant views to the west of Sparepenny Lane have been excluded. As previously mentioned, the significance of the valuable zones identified on page 22 are not reflected back in the proposals made on page 25. | See methodology (Section 5.0) - no private gardens are included |
| | Yes: but please see Q6 answer below relating to a parcel of land south of A20 and north of Sparepenny Lane/High Street Junction. | Noted |

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| Yes: but there are some rather odd anomalies, with small pockets of land being excluded from the open space assessment. | See methodology (Section 5.0) for exclusions from the assessment |
| Yes | Noted |
| Yes | Noted |
| No: I believe the open space assessment clarifies nicely the importance of the preservation of the open space in relation to the Farningham Conservation Area. It feels very important not to over-shadow the beauty of Farningham Conservation Area. It feels important to include the woodland to the rear of London Road overlooking the Land North West Of The Mount also, however, to ensure there is no danger of over-shadowing the properties there and ruining the value of London Road in this way. I do hope also this woodland is protected and maintained in an appropriate way as I have seen some rather disturbing clearing activities to areas that I'm not sure should be cleared in the interest of preserving the strong contribution this area has to the Farningham Conservation Area. The views of the medieval church spire is very important, and I do hope the area is fully protecting this. At the moment, there are fields not included in the boundary of the Farningham Mill Estate and adjacent to the Farningham Mill Garden Folly that are not included and it seems an illogical boundary not to include the space between the Manor Meadow and the boundary of the existing Conservation Area boundary. It would be better reflected if the edge were to be extended and inclusive of any anomalies, for example, the donut like exclusion of The Mole House and the exclusion of the area at the rear of the Mount that are next to an area of "Strong Contribution". It makes no sense to me that an area between the conservation area and the Strong Contribution area should not be included and I believe they should all be included and a line that makes more sense be drawn even through the Strong Contribution areas to more logically identify the Conservation Area. I do not agree with the proposed removal areas including The Coach House at the rear of The Mount or the land at the rear of 24 London Road. I would like these to certainly remain in the Conservation Area and to be extended to the whole of that plot of land up to the area of Strong Contribution at the woodland to the rear of London Road. I certainly feel the boundary change and removal of an area to the north side of The Mole House shouldn't be removed, more the Mole House included to avoid the "donut" shape of the Conservation Area adjacent to the Strong Contribution area. | Land to the rear of The Mount _____ It is no longer proposed to amend the boundary south of London Road and behind The Mount. Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. <u>The Mill</u> Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1: <i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i> <i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature The proposed extensions will no longer include any agricultural land north or south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.) <u>Open space proposals and methodology</u> See Section 5.0 Open space assessment and the Introduction document for an explanation of open space proposals and methodology. |
| Yes | Noted |
| No: The walled formal garden of the Mill Estate should be included and the orchard next to it. Also the Folly. There is just an empty space on the map where these are? However there needs to be provision for electric car charging points for the 24 households comprising the Mill Estate | Map amended |
| Yes | Noted |
| Are there areas of the countryside surrounding the village that you think are important to the conservation area? | |
| Yes: Farningham woods, the 'Poppy fields', the fields to the east of Sparepenny Lane | Noted |
| No | Noted |
| Yes: Natural beauty of the tree to the south of 24 London road, enjoyed by many in the south side of the road. | Noted |
| Yes: The areas shaded purple on page 22 of the Farningham Conservation Area appraisal to the West of Sparepenny Lane should be included within the revised proposal of the Conservation Area boundary. | Historic England's Advice Note 1 (Section 73) advises that agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.) |
| Yes: As per the response to q4 | Noted |
| Yes: I think the piece of woodland (marked in pink as "some contribution to open space assessment") should be included within the new boundaries of the conservation area. This is the square piece of land adjoining and south of A20/north of Sparepenny Lane/High St. junction and adjacent to listed property/properties with positive features. It can be easily encompassed by the old boundaries too and is in keeping with the Appraisal which has also gained other parcels of land. | Historic England's Advice Note 1 (Section 73) advises that agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.) |
| Yes: It is very important that the land between the villages is protected, in order to ensure the distinction between them, and the lovely views of each from the other. | Noted |
| Yes: The fields and banks of the River Darent between Farningham and Eynsford and Farningham to Horton Kirby are important to keep a clear distinction and boundary between the villages, and of maintaining important views between them and on approach into Farningham. | Noted |
| YES: THE WOODLANDS TRUST PROPERTY AT THE BACK OF THE MOUNT, SPAREPENNY LANE. THE CRICKET GROUND SHOULD ALSO BE PROTECTED. | Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. The cricket ground is already in the conservation area |

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| | <p>Yes: most definitely. On page 22, the areas of "Strong contribution" greatly enhance the existing Conservation Area. Ideally, some of them should be included in the Conservation Area boundary to provide full protection of views on the way in to Farningham from the various approaches and to maintain the boundary from creeping and merging with Eynsford.</p> <p>The Land North West Of The Mount and woodland area are very important to the London Road area of the conservation area. The rear view outlooks and feel of the nature present there are very important and this area should definitely be included in the proposed additions.</p> <p>The view from Sparepenny Lane is very important also and The Mole House issues should be brought into line so as not to make a nonsense of the preservation of the area and views.</p> | <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area. The fields around this will not be included. In accordance with Historic England's Advice Note 1 (Section 73), agricultural land should not normally be designated and so it is not proposed to include adjacent fields. (These fields however remain within the Metropolitan Green Belt.)</p> <p><u>Land to the rear of The Mount</u></p> <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| | <p>Yes: The open fields and banks of the river between Farningham and Eynsford and the open land and woodland which runs behind London Road.</p> | <p>Noted</p> |
| | <p>Yes: there are areas on the margins which need to be included to prevent inappropriate development such as The Mole House although now that house is there it makes sense to include it.</p> | <p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. The Mile House does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.</p> |
| | <p>Yes: The Land North West of The Mount and adjacent woodland area has always been a stronghold for wildlife and with London Road already in the Conservation Area it would seem a sensible step to include these areas. The plan proposes to remove the small area to the rear of London Road gardens which would leave a large cedar tree at greater risk of removal in the future.</p> | <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount.</p> <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| <p>Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? (Section 6.0 of the Appraisal)</p> | <p>Yes</p> | <p>Noted</p> |
| | <p>No: I feel that maybe preserving the shops rather than converting them to residential should always be preferable and incentives provided.</p> | <p>Noted. See SDC retail planning policies</p> |
| | <p>Yes</p> | <p>Noted</p> |
| | <p>Yes</p> | <p>Noted</p> |
| | <p>No: I agree with the issues identified in Section 6.0, but think more can be done to preserve the historic character of the village and its broader setting.</p> <p>Greater emphasis should be paid to the overall location of the village and its approaches by road or footpaths which often give visual access to the rear of properties.</p> <p>The planned proposal should encompass recent additions e.g. to the Mole House to the West of Sparepenny Lane rather than drawing boundaries around them that then open the door to further linear expansion interrupting views and removing open spaces.</p> | <p>Village and its approaches: This is described in a number of locations from Chapter 1 to Chapter 3</p> <p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. The Mile House does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.</p> |
| | <p>Yes: But also please consider how the woodland parcel above acts as a natural buffer both visually (from A20) and from a noise reduction point of view to the central High St. area, in addition to the benefits to wildlife and the natural environment.</p> | <p>Noted</p> |
| | <p>No: We are concerned that in-filling and extension that are not in character should not be permitted to detract from the historic nature of the village. Also of concern is development in back gardens, further imposing on views.</p> | <p>The Design Guidance document has been revised</p> |
| | <p>No: I feel that document has not fully understood the special historic characteristics of the village features and of suggesting priorities to protect them. The other areas which should be considered in the management of Farningham Conservation Area. Discouraging the conversion of businesses to residential and exploring opportunities for 'community right to bid' should be explored to maintain these buildings as alternative mixed use, community assets.</p> | <p>Residents have the opportunity to comment on planning applications and the drafting of the local plan policy</p> |
| | <p>Yes</p> | <p>Noted</p> |
| | <p>No: I don't feel the Appraisal identifies the issues affecting the conservation area and how they should be addressed. Section 6.0 of the Appraisal could contain far more delineations of characteristics that create the special historic elements of the Conservation Area.</p> <p>Some suggestions to add to ongoing management are:</p> <ol style="list-style-type: none"> 1. Bull protection of the area including the rear of properties and the views from the rear of those properties to avoid unsympathetic infill against rear boundaries. 2. Retrospective alignment of properties in line with the preservation of the areas and its views if they are an eyesore and negatively impact the Conservation Area (e.g. The Mole House, which is a good example of an "over-scaled new building). 3. Conditions upon which new buildings can be developed, if necessary, giving good guidance, e.g. those at the Mill that were new, you would never know due to the nature of their sensitive design and to a modern standard. 4. Preservation of nature and natural habitats including wildlife as well as environment. 5. Option of community investment to preserve shops – to set up some sort of scheme that allows residents to preserve if they are minded to. | <ol style="list-style-type: none"> 1: The Design Guidance document has been revised 2: Considered as part of the boundary review 3: See Design Guidance document 4: Noted 5: Residents have the opportunity to comment on planning applications and the drafting of local plan policy |
| | <p>No</p> | <p>Noted</p> |
| | <p>No</p> | <p>Noted</p> |
| <p>Do you agree with the proposed changes to the Conservation Area boundary (Section 7.0 of the Appraisal)?</p> | <p>No: The proposed removal in the garden of 'The Mount' looks like it is the part with a beautiful and very old tree. We feel this should be preserved.</p> | <p>Amended</p> |

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| <p>No: We are firmly against the new boundary that looks to single out our property specifically. It is the only additional building that seems to be included in the expansion and as new owners we feel it could have a detrimental financial impact in an already uncertain time.</p> <p>Our property is low on the hill and is not visible from the public road, so should not detract from the village aesthetic. It is unclear what the benefits would be to add it for us or the village as it is already in an AONB and subject to restrictions. This would just add another layer of bureaucracy/cost to an already long expensive process for us to do any changes.</p> | <p>Cottage on the Hill is a well-preserved inter-war detached home in mature gardens, developed at or close to the same time as its neighbour Dunbrae, which is already part of the conservation area. Inclusion satisfies both Section 55 of Historic England's Advice Note 1, as a 'planted front garden ... [that] make[s] a significant contribution' and as a 'Positive Contributor' under Section 49 for the following reasons:</p> <ul style="list-style-type: none"> - landmark quality - contributes positively to the setting of adjacent designated heritage assets - as part of a group, illustrates the development of the settlement in which it stands |
| <p>No: For a number of residents on the south side of London road the beautiful views across to the forestry trust area to the south are lovely and there is a very old and large (I think Elm) tree which is currently within the conservation area but is being proposed to be removed. I strongly oppose this change.</p> | <p>This boundary will no longer change</p> |
| <p>No: In the grounds of The Mount there is a small "notch" that the appraisal proposes to remove to align the boundary of the conservation area with the rear gardens of the houses along London Road.</p> <p>The original reason behind this "notch" is that it encompasses a very old, pretty and valuable tree. This amendment would allow for greater ease in the removal of this tree and that would be to the detriment of the character of the village. It should be retained.</p> <p>In my opinion the entirety of the land to the rear of The Mount, including the adjacent woodland and peripheral buildings, should be included in the conservation area. It is at risk of being broken up for development (it was offered as a potential parcel during the creation of the most recent Local Plan, for example) and greatly contributes to the character of the village by ensuring the openness of the Green Belt and the stature of The Mount as a grand building with suitably grand gardens.</p> | <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount. Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| <p>Yes: But could be increased further as per the response to q4</p> | <p>Noted</p> |
| <p>No: The proposed changes to the Farningham Conservation Area Boundary are positive but more can be done to equally reflect the open landscape both North and South of the Village. The inclusion within the boundary of some historic houses and open space currently outside the Conservation Area is a positive step. As is the proposal to align more closely with existing boundaries but in a number of instances this has not been carried through into the revised boundary lines.</p> <p>The proposed change of boundary to the north of the High Street includes the open meadow to the East of the cricket ground and additional wooded land North of the Lion Hotel but not the significant views and open spaces to the West of Sparepenny Lane. Encompassing meadows beside the Darent Valley Path adjacent to Sparepenny Lane, the escarpment down to the Mill Stream, the open pasture behind Farningham Mill the River Darent and its banks, the floodplain/meadow behind the Manor House and the location of former Roman Villas.</p> <p>Since Cottage on the Hill is proposed to be included in the Conservation Area, adding the open space in front of it, down toward the division of the River Darent and the Mill Stream within Farningham Mill estate and the floodplain/meadow behind the Manor House is a more logical adherence to existing boundary lines. Current the proposed boundaries to the south of the village are confusing and do not follow clear boundaries.</p> | <p>The Mill</p> <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i></p> <ul style="list-style-type: none"> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature <p>The proposed extensions will no longer include any agricultural land north or south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> |
| <p>Yes: But see Q6/Q7</p> | <p>Noted</p> |
| <p>No: We would prefer that the Conservation area be extended in line with the issues that we have raised above.</p> | <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are . . . the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i></p> <ul style="list-style-type: none"> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> |

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| <p>No: The majority of the changes are welcome.</p> <p>However, why does the proposed new boundary of the Conservation Area not include both the important open spaces, and related estates to both the north and south of the River Darent crossing? The proposed change of boundary to the north which includes the meadows and open space next to the cricket ground is again welcome, however it should be balanced by also including the Farningham Mill Estate as a whole and the Manor Estate and Meadow as a whole. These areas are key to maintaining important views to St Peter and St Paul's Church.</p> <p>The proposals to changes of the boundary occur behind the homes on the east end of London Road and The Mount on Sparepenny Lane, taking areas out of the conservation area for no obvious reason. The proposed management approach is to include and make more logical, not to exclude. The historic 'The Mount' plot includes a rear coach house, and forested area, together with the original access to the plot form the east end of London Road. in line with the ambitions of the proposed changes to the Conservation Area boundary, this whole plot should be taken into the Conservation Area, not excluded from its historic plot boundary.</p> | <p><u>The Mill</u> Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature</p> <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> <p><u>Land to the rear of The Mount</u> Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount.</p> |
| <p>No: the areas being removed make no sense to me and I would like to understand why they're being removed. The Coach House is beautiful and certainly shouldn't be removed as it was previously part of a Historic Building Title. The boundaries are not logical, which leaves room for confusion. I would like to understand the purpose of all except the removal of the features that are detractors, which makes complete sense. Page 24 refers to the reasoning although these minor adjustments are not evident from the proposed areas. I fear these removals will deplete the importance of maintaining and preserving properties and lead to complacency rather than maintaining or addressing the issues that may have arisen to cause the removals. Removal surely defeats the purpose of having a conservation area in the first place. I feel, if the boundary to the Mill Estate is being extended, it should be fully extended to include all of their land, which it currently does not. Ideally, more areas would be added in to preserve the views to St Peter and St Paul's Church from the Darent Valley footpath and ensure the views are not further impinged in any way so that they are conserved. It seems to make sense to take a line further out to add in areas from the Cottage on the Hill over the Mill garden and to the Manor Meadow as a clear and logical boundary. Also, please do include the Land North West Of The Mount. This seems to be a gap at the moment and will have serious impact on London Road's views if not addressed. This also improves the logic of the boundary and takes the boundary of the Conservation Area to the line at the area of Strong Contribution to Farningham Conservation Area.</p> | <p><u>Boundary changes</u> The majority of areas proposed for removal have been selected as they no longer reflect modern property boundaries. However, following recommendations during the public consultation process, a number of them have been reversed, such as the removal of the two existing plots of the conservation area south of London Road which will no longer go ahead.</p> <p><u>The Mill</u> Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature</p> <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> <p><u>Land to the rear of The Mount</u> Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| <p>Yes</p> <p>No: the areas being removed make no sense to me and I would like to understand why they're being removed. The Coach House is beautiful and certainly shouldn't be removed as it was previously part of a Historic Building Title.</p> <p>The boundaries are not logical, which leaves room for confusion. I would like to understand the purpose of all except the removal of the features that are detractors, which makes complete sense. Page 24 refers to the reasoning although these minor adjustments are not evident from the proposed areas. I fear these removals will deplete the importance of maintaining and preserving properties and lead to complacency rather than maintaining or addressing the issues that may have arisen to cause the removals. Removal surely defeats the purpose of having a conservation area in the first place. I feel, if the boundary to the Mill Estate is being extended, it should be fully extended to include all of their land, which it currently does not. Ideally, more areas would be added in to preserve the views to St Peter and St Paul's Church from the Darent Valley footpath and ensure the views are not further impinged in any way so that they are conserved. It seems to make sense to take a line further out to add in areas from the Cottage on the Hill over the Mill garden and to the Manor Meadow as a clear and logical boundary.</p> <p>Also, please do include the Land North West Of The Mount. This seems to be a gap at the moment and will have serious impact on London Road's views if not addressed. This also improves the logic of the boundary and takes the boundary of the Conservation Area to the line at the area of Strong Contribution to Farningham Conservation Area.</p> | <p><u>Noted</u></p> <p><u>Land to the rear of The Mount</u> Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>The removal of the two existing plots of the conservation area south of London Road will no longer go ahead.</p> <p><u>The Mill</u> Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature</p> <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> |

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| <p>No: The proposed change of boundary to the north which includes the meadows and open space next to the cricket ground is positive, however it should include the whole Farningham Mill Estate and the Manor Estate and Meadow. These areas are important in maintaining views to St Peter and St Paul's Church.</p> <p>By including the Darent River Valley floor, it will also be important to include the riverbanks and meadows, including that which runs up to Sparepenny Lane from the Farningham Mill Estate. As Cottage on the Hill is proposed to be included in the Conservation Area, it would make sense for all of the open space in front of it, down toward the Weir of Farningham Mill estate to be included and across to include The Manor Meadow, giving a clear village edge.</p> <p>An illogical proposal to changes of the boundary occurs behind the houses on London Road and The Mount on Sparepenny Lane, taking areas out of the conservation area for no obvious reason. The proposed management approach is to include and make more logical, not to exclude. The historic The Mount; plot includes a rear coach house, and forested area, together with the original access to the plot form the end of London Road. in line with the ambitions of the proposed changes to the Conservation Area boundary, this whole plot should be taken into the Conservation Area, not excluded from its historic plot boundary.</p> | <p>The Mill</p> <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are . . . the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i></p> <ul style="list-style-type: none"> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature. <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> <p><u>Land to the rear of The Mount</u></p> <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>The removal of the two existing plots of the conservation area south of London Road will no longer go ahead.</p> |
| <p>No</p> <p>No: The removal of 'The Coach House', formally in the grounds of 'The Mount', a listed building, appears incomprehensible. Likewise, the land at the rear of No.24 London Road has been marked for removal. (This plot includes a stunning ancient cedar tree.)</p> <p>Removing both of these areas will add to the unprotected area known as the Land North West of he Mount. This whole area would ideally be added to the Conservation area as it is sandwiched between the current Conservation Area and The Mount Woodland which is categorized as an area of Strong Contribution.</p> | <p>Noted</p> <p>The removal of the two existing plots of the conservation area south of London Road will no longer go ahead.</p> <p><u>Land to the rear of The Mount</u></p> <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenny Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| <p>The Parish Councilors also discussed some of the proposed areas to be removed from the conservation area. Two of these areas house trees that are currently protected under the conservation status. If these areas are removed how can we ensure that the trees remain protected? Will you apply for TPO or is this something the Parish Council should do and if so, at which point? Once the new area has been approved or before?</p> | <p>Research indicates that this plot of land has never been part of the garden of South Hall, and has no historical reason for inclusion in the conservation area. It appears to be included to help conserve matures trees. Section 74 of Historic England's Advice Note 1 states that 'Tree Preservation Orders would be an appropriate route for protection' of trees and therefore, in the absence of other reasons for designation, this site is proposed for removal from the conservation area.</p> <p>The boundary will remain in situ for the patch of woodland opposite London Road</p> |
| <p>Farningham Parish Council met on Wednesday 1st February and have a question regarding an area that houses a very old tree and a second wooded area, both circled below, that will no longer be protected if the proposed boundary changes are made as a result of the appraisal. If the proposed boundary is confirmed will the conservation team (or anyone else) apply for TPOs to the trees that will no longer be protected? If the changes come into place should the Parish Council request TPOs for these trees and if it is for the PC to do should this be done soon rather than wait for the boundary to be confirmed?</p> <p>The Parish Council is not against the proposed changes but they would like to ensure the longterm proection of the trees.</p> | <p>The removal of the area south of London Road will no longer go ahead</p> |
| <p>I see that you did not include Jessica Albery's houses in Sparepenny Lane. I thought they were worth drawing attention to in any case. At the meeting of the Kent Historic Buildings Committee I was asked about the criteria were considered over inclusion or not. I understand it might not be possible to reveal this, but if you can it would be helpful to have an indication</p> | <p>Noted</p> |

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| | <p>What seems particularly to make sense to me is the suggested changes to the conservation area that expand its size up the river in both directions. An important element of what the community and visitors to the community experience is walking on the footpath, especially where it enters into the fields running on the West side of Sparepenney lane. It is also historically how the village would have been approached via the river going back to at least Roman times. I am strongly in support of additional expansion of the area in this direction taking in the fields I have shaded in green and marked 2&3 on the attachment. The area of land between the main river and its leat has a weir dating back to the building of the Mill (I think 1700's) where the 2 river sections part and is of significant historical value.</p> <p>I live on the East side of Sparepenney lane and am concerned by the following points if you could give them careful consideration.</p> <ul style="list-style-type: none"> •The proposed changes to the area I have shaded green and marked 1) look at removing a building of historical value from the conservation area (the original coachhouse for The Mount, a house and stables that goes back to 1750). I actually think the entire of the green shaded area 1 should be included in the conservation area; part of it is already a protected ancient woodland but the northern segment of it is the historical rear drive and orchard of The Mount which is a listed house and the land in pointing out is very much part of the setting of the building. •The green shaded area I have marked 3) are two grazing fields that originally were part of the parkland associated with the farm associated with Mount Pleasant (1700's) and is also part of the setting for The Mount (The Mount and Mount Pleasant were built by brothers and the land considered one for at least 100 years) and part of the setting for the Roman folly situated at the top of The Mill estate. <p>I attended the residents meeting regarding the consultation and was concerned that area 3 I have suggested to be included was not being considered because a new house has been built there. I would argue that the pre-existing things that do need to be conserved should rank more highly in importance than a planning decision made in recent history. The new house is immediately in the setting of a number of historically valuable sites, particularly the Roman Folly and should not prevent the setting</p> | <p>The Mill Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature.</p> <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> <p>Land to the rear of The Mount Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenney Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>The removal of the two existing plots of the conservation area south of London Road will no longer go ahead.</p> |
| | <p>The extension behind London Road which is being proposed for removal was originally included to because of the old cedar tree. This should not be removed</p> | <p>Noted</p> |
| | <p>The whole of The Mount plot should be included in the conservation area</p> | <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenney Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> |
| | <p>Do not remove The Coach House</p> | <p>Amended</p> |
| | <p>The fields and river south of the current boundary should be included in the conservation area</p> | <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area. The fields around this will not be included. In accordance with Historic England's Advice Note 1 (Section 73), agricultural land should not normally be designated and so it is not proposed to include adjacent fields. (These fields however remain within the Metropolitan Green Belt.)</p> |
| | <p>I've had a look at the old plans, and it makes no sense why this garden hasn't been included, particularly with the way it backs on to all the houses along London Road. It seems to be an oversight, particularly as the woodland is an area with significant impact on the conservation area although not included. The omission of the garden between the woodland and the houses doesn't make sense. I certainly will suggest it be included and that the proposals to remove sections of it are rejected. The coach house we look on to is beautiful and it really doesn't make sense why it would be removed from the conservation area, aside from some sort of owner convenience, which isn't in the interests of preserving the area. I do hope it is considered fully to reject this proposal and that the whole garden and those areas applied to be removed are rejected.</p> | <p>Historic mapping indicates that the land to the rear of The Mount was used as a landscaped paddock, of which there appears to be little survival of the historic planting structure. It seems as if the main entrance to The Mount was on Sparepenney Lane. For these reasons it has insufficient historic and architectural character and appearance to be included in the conservation area. This is in accordance with Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF that states that conservation areas should not be 'devalued through the designation of areas that lack special interest'.</p> <p>The removal of the two existing plots of the conservation area south of London Road will no longer go ahead.</p> |
| | <p>I seem to recall that something was said in passing (on 28 Jan at the end of the F'ham appraisal display in FVH) that the printed maps on Farningham's Conservation Area (as proposed) contained an error in respect of the long thin island behind Farningham Mill – and that the CA should be extended to include all of that island behind the mill. Can you clarify, please, as this does not show on the website.</p> | <p>Amended</p> |
| <p>Do you agree with the management recommendations in the Appraisal (Section 7.0)?</p> | <p>Yes</p> | <p>Noted</p> |
| | <p>No: It mentions reviewing the boundary to stop in crossing through buildings and the middle of properties, which makes sense, however, it then specifically points out our property as an additional extra for no specific reason. I.e. 'Also Cottage on the hill'</p> | <p>Cottage on the Hill is a well-preserved inter-war detached home in mature gardens, developed at or close to the same time as its neighbour Dunbrae, which is already part of the conservation area. Inclusion satisfies both Section 55 of Historic England's Advice Note 1, as a 'planted front garden ... [that] make[s] a significant contribution' and as a 'Positive Contributor' under Section 49 for the following reasons: - landmark quality - contributes positively to the setting of adjacent designated heritage assets - as part of a group, illustrates the development of the settlement in which it stands</p> |
| | <p>Yes</p> <p>No: In character zone 4: High Street East, the proposed new boundary in the South East corner will mean that a small patch of trees will no longer be protected by the conservation area. Please can the conservation boundary not change in this location to ensure the long-term protection of the trees? It is an irregular quadrilateral shape that looks to be at the bottom of two back gardens to houses that front onto the High Street.</p> <p>There is another patch of woodland opposite London Road that has been proposed to be removed with the new boundary. Please can this area remain in the conservation area to preserve these trees as well? It is a square shaped patch that back onto no. 24 London Road</p> | <p>Noted</p> <p>Research indicates that this plot of land has never been part of the garden of South Hall, and has no historical reason for inclusion in the conservation area. It appears to be included to help conserve mature trees. Section 74 of Historic England's Advice Note 1 states that 'Tree Preservation Orders would be an appropriate route for protection' of trees and therefore, in the absence of other reasons for designation, this site is proposed for removal from the conservation area.</p> <p>It is no longer proposed to amend the boundary south of London Road and behind The Mount.</p> |

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| <p>No: We do not disagree with the broader management recommendations but feel they fall short and do not take the opportunity to fully protect and preserve the open spaces around the village. While this is achieved to the North of the village the important views and open spaces to the South of the village and to the West of Sparepenny Lane would benefit from inclusion.</p> | <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i></p> <ul style="list-style-type: none"> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature. <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> |
| <p>Yes: But see Q6</p> <p>No: We would like it to go farther, and especially cover the strange small pockets of land that are seemingly excluded. We would also like all the area along Sparepenny Lane included, in order to protect the amazing views across the valley, as well as the water meadows below.</p> | <p>Noted</p> <p>Through public consultation, it was highlighted that the whole of Mill Island is an integrated historic industrial landscape of buildings, waterways and land, which forms part of Farningham's historic settlement footprint. Therefore, the whole of the Mill complex is proposed for inclusion within the conservation area, in accordance with Sections 34 and 49 of Historic England's Advice Note 1:</p> <p><i>Section 34 states: 'Key elements in defining the special interest are ... the integrity or group value of buildings.'</i></p> <p><i>Section 49 - Criteria for identification as a 'Positive Contributor' to the special architectural interest and character of the conservation area:</i></p> <ul style="list-style-type: none"> - contributes positively to the setting of adjacent designated heritage assets - has significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature. <p>The proposed extensions do not include any agricultural land south of the village, in accordance with Section 73 of Historic England's Advice Note 1, which states agricultural land should not normally be designated. (This land however remains within the Metropolitan Green Belt.)</p> |
| <p>No: I feel they cover some aspects well and a more adequate consideration is required to preserve the conservation of the area. I agree the boundary should be logical and plots of land should not be cut through. To achieve this, I don't believe there should be any gaps between the areas of "Strong Contribution to Conservation" and the actual Conservation Area as this leaves grey areas that are not honouring preservation of the Conservation Area. Removal of properties rather than bringing them to the standard required to be sympathetic to the area does not seem to be a solution to problems where no consideration has been awarded to the Conservation Area. A remedy of the situation would enhance the address of insensitive developments and I believe this would be useful to include to bring buildings into line if they are not rather than decrease the area and compromise it's preservation. Where page 24 refers to including the entire Mill complex, the map does not illustrate this correctly and should be amended.</p> | <p>See Section 5.0 Open space assessment for an explanation of open space proposals and methodology.</p> |
| <p>No: I do not disagree with management recommendations I feel further steps could be made to conserve and enhance the uniqueness of the village.</p> | <p>Noted</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>No: I feel they cover some aspects well and a more adequate consideration is required to preserve the conservation of the area. I agree the boundary should be logical and plots of land should not be cut through. To achieve this, I don't believe there should be any gaps between the areas of "Strong Contribution to Conservation" and the actual Conservation Area as this leaves grey areas that are not honouring preservation of the Conservation Area. Removal of properties rather than bringing them to the standard required to be sympathetic to the area does not seem to be a solution to problems where no consideration has been awarded to the Conservation Area. A remedy of the situation would enhance the address of insensitive developments and I believe this would be useful to include to bring buildings into line if they are not rather than decrease the area and compromise it's preservation. Where page 24 refers to including the entire Mill complex, the map does not illustrate this correctly and should be amended.</p> | <p>See Section 5.0 Open space assessment for an explanation of open space proposals and methodology.</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>No: I feel these should go further bearing in mind the special historic and spatial characteristics of our community</p> | <p>Noted</p> |
| <p>Is the Appraisal easy to use and understand? - Is the Appraisal easy to use and understand?</p> | <p>Amended</p> |
| <p>Yes: The map, although clear, is quite hard to work out and doesn't appear to take into consideration what the boundary changes will mean for the village.</p> | <p>Amended</p> |
| <p>No: What the future affects will be on the community and individuals is not clear.</p> | <p>See conservation area advice on the Council's website</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>No: Again, in broader terms the appraisal is easy to follow but there are a number of elements that do not seem logical. One of the maps display at the consultation meeting in the Farningham Village Hall was very confusing as the names of listed properties was out of alignment with their actual location. It is likely that this map has in the past misrepresented the location of the Mill Folly, which may have lead to the exclusion of it from consideration in resent planning applications. A clear reason why more care needs to be take in online assessments of future conservation boundaries.</p> | <p>Amended</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>Yes: But the anomalies are difficult to fathom, and the naming of some of the buildings are incorrect, as we pointed out at the open meeting.</p> | <p>Naming of buildings: Amended</p> |
| <p>Yes: The appraisal was easy to use and understand.</p> | <p>Noted</p> |

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| | <p>No: I suspect most would get lost reading this document. Many do not have the time to address it either. Ideally, things like comparison of maps should not be pages apart, ideally next to one another or even on the same page so that spotting the differences can be more readily facilitated. The end goal is not totally clear and why removing certain areas is necessary. I see there are many gateways, and I don't understand why these are being removed from the conservation area. More understanding of why these are being proposed would be greatly appreciated. More information would be helpful. Illustrations are useful by way of the photos. Character Zone delineation is useful.</p> | Appraisal has been revised since |
| | <p>Yes</p> <p>No: I suspect most would get lost reading this document. Many do not have the time to address it either. Ideally, things like comparison of maps should not be pages apart, ideally next to one another or even on the same page so that spotting the differences can be more readily facilitated. The end goal is not totally clear and why removing certain areas is necessary. I see there are many gateways, and I don't understand why these are being removed from the conservation area. More understanding of why these are being proposed would be greatly appreciated. More information would be helpful. Illustrations are useful by way of the photos. Character Zone delineation is useful.</p> | <p>Noted</p> <p>See above</p> |
| | <p>No: I was unable to attend the meeting and some of the proposal would have benefited from further explanation</p> | Noted |
| | <p>Yes: It is helpful to be able to comment</p> | Noted |
| | <p>Yes</p> | Noted |
| <p>Are there any other comments you would like to make? Please write any other comments here (optional)</p> | <p>A further consultation day responding to the detailed feedback received from Farningham Village residents on Jan 28th would be very beneficial. https://engagement.sevenoaks.gov.uk/strategic-planning/farningham-conservation-area/consultation/download_file?sqid=question-2023-01-12-3303553471-filesubquestion-1673538936-05&user=ANON-C7GF-5XWQ-V</p> <p>THIS IS A LOVELY VILLAGE WHICH HAS RESISTED EXCESS DEVELOPMENT. THAT IS WHAT MAKES IT SPECIAL AND A MAJOR VISITOR ATTRACTION. THE RESIDENTS ARE PROUD OF THEIR VILLAGE AND MAKE EVERY EFFORT TO LOOK AFTER THEIR PROPERTY IN KEEPING WITH THE SURROUNDINGS. SDC SHOULD ENSURE THAT THIS IS KEPT FOR THE PRESENT AND THE FUTURE AS WE ARE MERELY STEWARDS OF THIS VILLAGE.</p> <p>When attending the village meeting to seek more information on the Consultation Day, the plans were not accurate. Properties were not named in the correct places, each map had a discrepancy and they were not cross-referred accurately. This was so confusing and should be an accurate representation to be of value and aid comment. Another day of consultation would be greatly appreciated after the consultation feedback has been collated that fully illustrates accurately the information, we need to be able to make a final decision and before any final decision is made, please.</p> <p>London Road is not detailed on the building forms and details. Is this an omission? Can the Mole House be brought in line with the conservation area, particularly as it overlooks listed buildings and distorts the view from the village so from Sparepenny Lane along the Darent Valley path? Can the properties from Dartford Road to the main road be included to preserve their appearances too?</p> | <p>This response schedule sets out how all the written responses received have been considered and have informed the updated appraisal document and changes to the conservation area boundary.</p> <p>Noted</p> <p>Maps amended</p> |
| | <p>A further day for reflection on everyone's comments would be helpful</p> <p>The Consultation Day at Farningham Village Hall could have been better organized. There was little explanation regarding the maps on display so it was necessary to ask for explanations. Unfortunately the staff in attendance did not appear to be fully aware of all the aspects of the plan. Some of the building names were not correct on the map.</p> | <p>Noted</p> <p>Building names on map: amended</p> |
| | <p>I did mention to you about one reservation that we do have is that a lot of residents are considering switching to electric cars and their allocated spaces are in the rear car park, which you are considering adding to the conservation area. We are in the process of undertaking a feasibility study to consider our best options for the supply infrastructure but obviously do not want any of our options affected by a designation of the car park within the conservation area nor do we want to incur any additional costs. Could you therefore please confirm that the installation of charging points within the rear car park would fall under the heading of permitted development, within any conservation area, and that there would be no need for any planning application, heritage statement or applicable fees.</p> | <p>The Planning Portal provides advice about planning permission for electric vehicle charging points. We do not believe that the historic environment should, in and of itself, be a barrier to the installation of electric vehicle charging points, however it is not possible to assess or comment on an individual proposal in this forum. It may be useful to apply for pre-application advice, which can inform the development and design of the project.</p> |
| | <p>Approximately every four weeks I spend several days in Farningham looking after my Grandchildren and I am appalled that so little is done to "conserve" the lives of residents by limiting the speed at which traffic is allowed to motor through the High Street. I have read in various places that the speed limit should be 20 miles per hour, which is perfectly acceptable, but there are no signs to this effect and nothing is done to monitor the speed of vehicles or assess the danger to residents. I have witnessed cars using the High Street as a "rat run", a shortcut, travelling at sometimes in excess of 40-50 miles per hour. Is the local authority waiting for an accident to take place before acting?</p> <p>High Street Farningham is a very narrow road with (insufficient) parking on one side between the Church and the junction with the Eynsford Road and the problem is exacerbated at the weekends, especially when the weather is fine and very many visitors are in evidence.</p> <p>I would urge you to put up frequent and clear signs as a start to prevent the possibility of accident.</p> | Noted |
| | <p>Danger of development east of Sparepenny Lane, near the Mole House</p> | Noted |

Kemsing Conservation Area Appraisal update (2022/23) Responses

| Question | Comment | Response |
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| Does the Appraisal capture what is special about the conservation area? | Yes | Noted |
| | Yes | Noted |
| | Yes: I am a fairly recent arrival to this village and I like what has been done here in terms of conservation. Villages can get swallowed up by larger towns as has happened elsewhere and so it is good to note that activities are in place to conserve Kemsing, a village of such interesting historical importance. Keeping the surrounding areas of the village from too much development is important along with keeping the wonderful inspiring views safe. | Noted |
| | Yes | Noted |
| | Yes | Noted |
| | I was concerned to read on page 3 final para: " <i>The extent of pos-1945 development has effectively merged the village with Otford to the west</i> ". This is incorrect. The only thing that merges Kemsing with Otford is the development of housing along the Pilgrims Way. After the Second World War development west of the end of Dynes Road was proposed. This is an area of trees etc. The Parish Council opposed the development as it would have merged Otford and Kemsing. Something they opposed and sought to prevent happening in the future. My husband and I spoke to Aydin Crouch of Alan Baxter who helped to write the consultation document. He said he would ensure this will be amended. | Amended |
| | Yes - High Street is special and virtually unaltered | Noted |
| What do you value most about the conservation area? For example, what is your favourite place or building? - Please write response here (optional) | The Recreation Ground and the area behind my house, in the conservation area as it is a habitat brilliant for wildlife (barn owls, newts, foxes, badgers, kestrels, buzzards, slow worms etc) | Highlighted in the Appraisal |
| | The historic buildings in the traditional Kent style, framed by the hills In certain view points | Highlighted in the Appraisal |
| | My favourite area is the one that includes my cottage, Rose Cottage, Castle Bank and The Keep. Long may these cottages live. | Highlighted in the Appraisal |
| | St. Edith Well area and surrounding area. | Highlighted in the Appraisal |
| | Common Field - glad it will be in the Conservation Area - contains roundels that were planted with trees in 1935 (King George V's Silver Jubilee). | Highlighted in the Appraisal |
| Has the village changed since 2003 when the existing Appraisal was written? If so, please tell us about the changes. - Please write response here (optional) | Yes far too many additional houses and cars - polluting the village | Traffic impact discussed in the Appraisal |
| | Being a recent arrival I cannot answer this one. | Noted |
| | More cars are being parked. As mentioned in the consultation the amount of parked vehicles is intrusive BUT acts as a traffic calming measure. | Traffic impact discussed in the Appraisal |
| | Yes- Different church hall | Noted |
| Are there any important views that we haven't identified (in Section 4.0 of the Appraisal)? | No | Noted |
| | Yes: Looking south west from the common ground gives an elevated view of the conservation area. | Common ground view: Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those show on the map can be valued and important |
| | Approaching the conservation area from the footpath to the south of view 6 | Included |
| | No: I am not aware of any but maybe will find some as I explore! | Noted |
| | No | Noted |
| | Yes: Page 22 - shows "some contribution" from the land East of Chart View. At the site visit it was understood that this will bring a strong contribution to the Conservation Area. | Amended |
| | The Consultation Draft rightly refers to the important contribution of views to the character and appearance of the CA. There is reference to views looking north. It may be helpful to be explicit and emphasise that such views are provided further south and west of the CA boundaries, rather than immediately on the southern boundary of the CA (view "B" on page 21). I would therefore suggest that the scenic views are expanded as outlined on the following plan. The photograph is taken on the Public Right of Way SR94 to the south of the CA at grid reference TQ 55648 58341 and shows the importance of the field immediately south of the CA. | Amended |
| | No | Noted |
| | Views from higher ground, north of the village! | Already included |
| | Perhaps include the Kemsing Window viewpoint | Not a view of the conservation area |
| There is a view of the church from the Common Field Recreation Ground | Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those show on the map can be valued and important | |

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| | There is a view from Pilgrim's Way towards the church | Map is not an exhaustive record of every important view. This view was assessed, but not judged to meet the criteria for the map. Appraisal makes clear views other than those shown on the map can be valued and important |
| | Perhaps include the Kemsing Window viewpoint | Not a view of the conservation area |
| Do you agree with the open space assessment (Section 5.0 of the Appraisal)? | Yes | Noted |
| | No: The open fields to the south do form a strong contributor, especially when approaching the conservation area from the footpath to the south. This also includes the small field north of view 6, where any development is likely to negatively impact this | Appraisal amended |
| | Yes | Noted |
| | Yes | Noted |
| | No: There is a proposed minor boundary change to the South of the High Street. The Parish Council noted that the new line diverges from the existing boundary and this proposed change should be resisted as it leaves a narrow strip that is outside two existing boundaries, rather than running along a fence line. | It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.) |
| | I would like to suggest that the farmland immediately to the south of the CA be designated as providing a 'Strong contribution' to its character and appearance (shaded dark blue on the diagram below). Importantly, the benefits are just as important from the North Downs looking south (eg Scenic view "C" on page 21) as from the south and east of the CA. The next photograph shows the view looking south and the importance of the farmland to the south of the CA. | Appraisal amended |
| | Yes | Noted |
| | Field south of High Street and east of Chart View: Should be 'blue: strong contribution' | Amended |
| | Field south of High Street and east of Chart View: Should be 'blue: strong contribution' | Amended |
| | Field south of High Street and east of Chart View: Should be 'some contribution' | Amended |
| | Field south of High Street and east of Chart View: Should be 'blue: strong contribution' | Amended |
| | Field south of High Street and east of Chart View: Should be 'blue: strong contribution' | Amended |
| | Field immediately south of High Street (currently proposed to be some contribution): 'Should be strong contribution' | Amended |
| | Open space in the south part of the Church Lane development: 'Can you build for villagers only' | Noted |
| Are there areas of the countryside surrounding the village that you think are important to the conservation area? | Yes | Noted |
| | Yes: Land north and south of Heaverham road approach to the village | Highlighted in the Appraisal |
| | Yes: I need a 'dont know' box. I would like to think that all the countryside surrounding the village is important enough to conserve. As said i need to explore! | Thank you for the feedback regarding the online consultation form |
| | Yes: All of them. It would be of advantage in promoting biodiversity if less grass cutting of public spaces were to happen. | Noted |
| | Yes - North Downs and Hafferden Field (bought by Parish Council). Noah's Ark (fields between Cockneys Wood and Kemsing High Street) | Highlighted in the Appraisal |
| Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? (Section 6.0 of the Appraisal) - Do you feel that the Appraisal identifies the issues affecting the conservation area and how they should be addressed? | Yes | Noted |
| | No: The conservation area should be extended further to protect the two of the key approaches in my view, both the Heaverham road approach from the east. And the southern approach from the footpath through the fields to the south. Not sure why dynamic views should be reserved for cars? | The existing boundary already includes the village approach on Heaverham Road. The approach from the south is not part of the conservation area: Historic England's Advice Note 1 (Section 73) states that agricultural land should not normally be designated as a Conservation Area. This land however remains within the Metropolitan Green Belt. |
| | Development on and destruction of the open space to the east and south east is the biggest threat to the conservation area | Dynamic views are not limited to cars |
| | Yes: These are all important issues - I think the parking on the roads around the Well is particularly intrusive but I cannot think of a solution to this one. | Noted |
| | Yes | Noted |
| | Yes | Noted |
| Do you agree with the proposed changes to the Conservation Area boundary (Section 7.0 of the Appraisal)? - | Yes | Noted |
| | No: I agree with the extensions, however further agricultural land to the south of Heaverham road, opposite the common is essential to the characteristic and enjoyment of the conservation area. As are the fields to the south when taking into account the footpath approach. | Historic England's Advice Note 1 (Section 73) states that agricultural land should not normally be designated in conservation areas. However, these fields are assessed as 'strong contributors' in the Open Space Assessment and remain part of the Metropolitan Green Belt. |

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| Yes: They all make sense to me especially the inclusion of the Common Field. | Noted |
| No: Cant see what it gains | See Section 7.0 of the Kemsing Conservation Area Appraisal |
| No: The Parish Council's view is that there is no merit in including the Common Field Recreation Ground as part of the Conservation Area. The land is held in a trust with the Parish Council as a whole being the sole trustee, and as such, this offers more protection to the land than a simple inclusion in the Conservation Area. This will simply add a further level of bureaucracy without achieving any benefit. Following adverse comments from residents, the Parish Council agreed that the land North of West End should not be included in the Conservation Area. | <p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p> |
| Could the Kemsing School Playing field be included in a Conservation area. | Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion. |
| I live opposite West End garage at No. 18 West End, Kemsing, The houses being outlined in pink are nearly 100 years old, cottage style in appearance, with drop tile elevations with lovely views of the North Downs. | Noted |
| Protection from further development in the village and surrounding areas should also be considered to protect the stunning beautiful views from the top of Green Hill on the North Downs over Kemsing and surrounds. I notice houses are being built larger and with much wider roofs making them not in keeping with a village, unlike Otford that retains its village character. | Historic England's Advice Note 1 (Section 73) advises that agricultural land should not normally be designated in conservation areas. (The field remains within the Metropolitan Green Belt.) |
| Vehicles are left on the road before servicing and afterwards awaiting collection, sometimes left overnight and several nights and at weekends when the garage is closed. Trying to get out of my drive is very dangerous particularly when vans are parked and the smaller cars now being replaced by large four wheel drive cars making it even more difficult for me to drive out, I often have to blast the horn as I cannot see. Of the 14 houses outlined in pink 7/8 have their own drive. This congestion is not caused by the residents it is the garage and school. | Noted |

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| <p>Particular attention is drawn to the proposed inclusion of the Common Field Recreation Ground, which is managed by the Parish Council, but held in a Trust (of which the Parish Council is the sole Trustee). The Members felt that this field is already protected against development and were not able to see a reason for including it in the Conservation Area. Members are concerned this will cause unnecessary work, delays and costs, for example, to our tree management of the Recreation Ground.</p> <p>The Members are interested to find out your view on how the inclusion of the Common Field Recreation Ground will benefit the village.</p> | <p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p> |
| <p>Yes</p> | <p>Noted</p> |
| <p>The Character Zones set out in this section capture the key elements of the CA. I support its proposed extension to include the boundary on the north side of West End. I am unsure that there is need to include the Common Field Recreation Ground given the ownership and management by the Parish Council and the fact that it is regarded as making a 'Positive contribution' in Section 5.0.</p> | <p>The Common Field has historic interest due to its role over the last century in village life and its association with prominent local landowner, Sir Mark Collet, who gifted the field to the village in 1923. As the village's recreational green space, has strong communal value. It also provides a green setting to the church and plays a significant role in preserving the historic boundary between the landscape and the church/churchyard.</p> <p>The boundary to the Common Field and the woodland, verges and green corridor on the north side of Heaverham Road conserve the characterful approach to the High Street from the east, where the relationship between the historic settlement and its landscape setting can be understood and enjoyed as the road dips and winds into the village.</p> <p>For these reasons, the Common Field and verges on the north side of Heaverham Road is proposed for incorporation with the conservation area, in accordance with the following sections of Historic England's Advice Note 1:</p> <p>Section 34: 'Key elements in defining the special interest are likely to be ... the design, planting or past use of open spaces, green areas, parks and gardens, and trees'.</p> <p>Section 56: 'Trees, hedges, boundaries and street greenery are important elements of many conservation areas, not only in public places, but on private land as well'</p> <p>Section 73: 'Conservation area designation ... can protect open areas particularly where the character and appearance concerns historic fabric'.</p> |
| <p>Comment on element of southern boundary, east of Chart View: 'Existing = line of fence, Proposed = edge of track'</p> | <p>Noted</p> |
| <p>Church Lane post-war development: 'In or out?'</p> | <p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. These houses do not contribute to the special historical or architectural interest of the conservation area and have therefore not been considered for inclusion.</p> |
| <p>Green space in Church Lane post-war development: 'for villagers'</p> | <p>Noted</p> |
| <p>Pilgrim's Way Cottages: 'Old or new'</p> <p>Events held at school green, could be brought into the conservation area</p> | <p>These houses date from the inter-war period (1918-1939)</p> <p>Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion.</p> |

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| | School green: 'Extend?' | Section 15 of Historic England's Advice Note 1 and Section 191 of the NPPF states that conservation areas should not be 'devalued through the designation of areas that lack special interest'. This field does not contribute to the special historical or architectural interest of the conservation area and has therefore not been considered for inclusion. |
| Do you agree with the management recommendations in the Appraisal (Section 7.0)? | Yes | Noted |
| | No: I agree with most of the recommendations, but think they should go further on extending the conservation area | Recommendations for boundary extensions will be considered before the final appraisal is submitted |
| | Yes | Noted |
| | Yes | Noted |
| | No: Please see comments above (question 8). | Noted |
| | Conservation Area boundary Page 25 shows a slight variation in the southern boundary of the CA. The existing boundary runs along the farmland fence and does not cut across any plot of land (see next photograph). I therefore suggest there is no reason to change the southern boundary. In fact, to do so would be contrary to the principles outlined under "Corrections and clarifications" described on page 24 of the Consultation document. | It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.) |
| | Yes | Noted |
| | Comment on element of southern boundary, east of Chart View: 'Correct boundary' | It is proposed to remove the agricultural field south of the High Street/east of Chart View from the conservation area. This does not form part of the village's historic settlement footprint. This is in accordance with Section 73 of Historic England's Advice Note 1 which states, 'Conservation area designation is not generally an appropriate means of protecting the wider landscape (agricultural use of land falls outside the planning framework and is not affected by designation as a conservation area)'. (The field remains within the Metropolitan Green Belt.) |
| | Extension to Common Field Recreation Ground: 'Given to prevent development' | Noted |
| | Extension to Common Field Recreation Ground: 'Deed of trust limits the number of buildings that can be built, possibly 5 | Noted |
| Is the Appraisal easy to use and understand? - Is the Appraisal easy to use and understand? | Yes | Noted |
| | Yes | Noted |
| | Yes | Noted |
| | Yes | Noted |
| | Yes: Section 3 - the charter zones. Also, Section 4 - the views (pages 19 and 20) was particularly helpful. | Thank you for your feedback |
| | Yes - photos very good | Noted |
| Are there any other comments you would like to make? - Please write any other comments here (optional) | Ask me again in a year's time when I have had time to settle in and explore! | Noted |
| | If steps are taken to provide alternative parking for the vehicles choking most of the conservation zone, then a 20mph speed limit should be imposed with chicanes to calm traffic. The 40 MPH entrance to the village from Heaverham is useless and the 30 limit needs to be extended approx 100 metres in the direction of Heaverham. | Noted |
| | Page 3 - the last paragraph refers to the connection between Otford and Kemsing, but there is no reference to the Oxenhill Shaw open space. The only place where the two villages have "merged", is along Pilgrims Way. | Amended |
| | As a resident of Kemsing, I would like to say that I support wholeheartedly the proposals which were displayed today in the village, in particular the area to the north of West End. | Thank you for your feedback |
| | Anything which protects the look of this lovely village and its approaches is most welcome. Parking proposals/comments - Kemsing has a free car park in the middle of Conservation Area | See p26 for parking recommendations |
| | Pilgrim's Way Cottages: 'There have been some changes since 2013: extensions; proposals' | Noted |
| | Garage and West End: 'Parking is a nightmare', 'jamming the road. 'Digging the banks is necessary to create more space' | Text amended |
| | From open space south-west of the village: 'Maintain the gap so one can appreciate the separation between the buildings | Noted |
| | The wheatsheaf pub was built in 2012/13 | Noted |
| | Article in Archeological Kent r.e. the dig at the keep | Noted |
| | Deeds for houses north of West End, 1920 | This information will be included in the final draft |
| | At least four still West Kent Housing Association | Noted |
| | Common Field - implications for tree management | Noted |
| | Sheer number of cars is the biggest problem | Noted |

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