



Heritage Statement

Retrospective planning application for exterior modifications at:
8 St Katherine's Cottages
Forge Lane
Shorne,
Gravesend
Kent
DA12 3DP

Policy

The National Planning Policy Framework (NPPF) 2012 defines the terms below for use with regards to heritage assets and heritage policy.

This planning application is for retrospective planning consent for adaptations to a building located within a Heritage asset as defined by Shorne Conservation Area Boundary map

(see following page fig 1)

The building has not been identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest, however the location has been identified by the local planning authority (https://www.gravesham.gov.uk/__data/assets/pdf_file/0012/70203/Shorne-boundary-map.pdf).

This application seeks permission for adaptations to the external facing materials, facing the conservation area.

The following planning policy context has been acknowledged and taken into consideration:

Conservation overview

Conservation Areas are defined as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Local planning authorities are required by the Act to identify the parts of their area that should be designated as conservation areas and to formulate and publish proposals to preserve or enhance them. Local authorities must submit proposals for the protection and enhancement of conservation areas for consideration at a public meeting within the relevant area. They should also have regard to any views expressed by people attending the meeting.

Gravesham conservation

Gravesham has 23 conservation areas, the site is located within one of the 11 rural areas of the borough, reviewed in 2016 and adopted on 21 February 2017 as Rural Conservation Areas Appraisals and Management Plans Supplementary Planning Document.

It is acknowledged that the first conservation areas were designated under the Civic Amenities Act in 1967. Areas in Shorne, Kent have been designated for its special character, original windows and slate roofs making a significant contribution to conservation areas.

The importance of preserving these elements through sympathetic repair is acknowledged and it is considered that the adaptations to the building in this proposal do not cause damage to the conservation area's character.

Shorne Conservation

This area was designated on 2nd February 1970, approved following a statement by stakeholders in October 1999. The appraisal was adopted as a separate Supplementary Planning Document within the Local Plan on the 21 February 2017. The following is a Statement of Special Interest of the Conservation Area

Shorne is a small settlement just within an area of once heavily wooded hillside, an outlier of a south-west/north-east running ridge of high ground to the south-east of Gravesend.... Shorne's special interest lies in its three discrete areas of small scale, historic, development and their settings, contrasted with its ridge-top area of former common land. The areas of development relate to south, central and northern parts of The Street as it passes through the village.

Text relative to no.'s 8,9 & 10 Forge Lane, St Katherine's Cottages

(pg 34 Shorne, Rural Conservation Area Appraisal Supplementary Planning Document)

*"This was a terrace of three workers two-storey-with-basement houses, in all likelihood with plans un-handled as for nos. 4-7 Forge Lane. It is rough-cast with light brown gravel throughout with surviving original, and some new, slate roofing. Repairs and replacements give the brown rough-cast walls a slightly variegated appearance. There are two chimney stacks centred on the ridge. The continuous red terracotta moulded string-course below the first floor windows confirms that the two storey range has always had its present form. (This feature is also found in the c. 1900 garden wall works at Pipe's Place.) Falling ground-level west of the road allowed the introduction of the basements. There is a short flight of steps (modern, insubstantial and metal) up from the street to the front door of the one surviving house with an original entrance from Forge Lane. **The dwelling at the terrace's north end has had its front door converted to a window.** It is now entered via a modern single storey extension added onto building's north gable. **That to the south end, no.8, is entered at basement level via a door in the building's south gable. It is not clear what pattern the original elevations of no. 8 followed.** The original elevation arrangements of nos. 9 & 10 had the front door to one side of the plan with basement, ground and first floor windows next to it, one above the other. Front door openings have low depressed arches over them, squashed in under the string course. Window openings have slightly arched heads. **The original windows may have been double hung vertical sliding sashes but could alternatively have been timber casements such as those in No. 9.**"*

Impact of material changes to application site in relation to conservation requirement

- Conservation Area Consent must be obtained from the local planning authority or Secretary of State prior to the substantial or total demolition of any building or structure within a conservation area, with some exceptions

NO SUBSTANTIAL OR TOTAL DEMOLITION REQUIRED

- The local planning authority must consider the desirability of preserving or enhancing the character or appearance of the conservation area when assessing relevant applications

CHARACTER TO THE BUILDING HAS BEEN ENHANCED

Paragraphs 126 – 141 of the NPPF which set out the approach toward conserving and enhancing the historic environment, with the weight to be accorded the conservation of designated heritage assets and their settings dependent on the significance of the asset, the degree of harm likely to occur as a result of development, and whether such harm is outweighed by any public benefits that would arise.

NO HARM LIKELY TO OCCUR AS A RESULT OF THE DEVELOPMENT

Setting of the rural conservation areas, it is important to recognise that the surrounding landscape may also be of significance in determining impact or developing an appropriate design response. In relation to landscape character appraisal in general and the Kent Downs Area of Outstanding Natural Beauty (AONB)

NO IMPACT TO THE LANDSCAPE CHARACTER IN THIS APPLICATION

Further information can be sourced from the heritage document located at <https://drive.google.com/file/d/0B3rpRo7SzRqdUWIMR09ZVl92WG8/view?resourcekey=0-zT8KYgQ12Ke4d3rlzzGJeg>

In addressing the potential impact of the proposal on any heritage significance, assessment has been set out as follows, which outlines each element of the proposal. (As required in NPPF, para 128). The works have a positive visual impact.

The external pebbledashed walls were cracking and blown so it was re-rendered with matching pebbledash. The windows were low quality upvc and have been replaced with conservation quality white upvc as recommended by the heritage officer.

The rainwater goods were cutting across the gable end and have been sensitively re-located to better appease the appearance of the property.

The soffits and eaves were degraded and replaced with matching materials to the adjoining properties.

No heritage features are to be found on the property, the property has no direct heritage significance hence no heritage features are affected by the proposed development.

The materials have been carefully sourced in order not to have any impact upon the conservation area. The updates made have been necessary to overcome damp issues within the buildings, make the house weather tight and habitable.

Shorne, Conservation Area Boundary

